

48 Linnet Close
Wellingborough
Northamptonshire.
NN8 4UJ

£725 Monthly *



- Fully Refurbished
- One Bedroom
- Semi Detached House
- Off Road Parking
- Brand New Throughout
- Corner Plot
- Gas Radiator Heating
- Double Glazed Windows
- Viewing Essential

Ref: PRA10941

Viewing Instructions: Strictly By Appointment Only



General Description

****FULLY REFURBISHED ** ONE BEDROOM HOUSE ** PARKING **** We are pleased to offer to the market for rent this superb one bedroom semi detached property situated in a quiet cul -de-sac in Wellingborough. The property benefits from off road parking, double glazed windows and much more

Accommodation

Living Room (12' 9" x 11' 6") or (3.89m x 3.51m)

Enter via obscure PVCu front door, two radiators, double glazed windows to front and side aspect, 'real flame' style gas fire with marble effect surround and hearth, stairs to first floor, archway to kitchen area.



Kitchen (12' 8" x 5' 11") or (3.87m x 1.80m)

Double glazed window to rear aspect, range of eye and base level units with roll top work surfaces over, stainless steel sink and drainer with mono block mixer taps over, plumbing for automatic washing machine, space for fridge freezer, double glazed door to rear aspect leading to rear garden.

First Floor

Landing

Double glazed window to rear aspect, door to cupboard, having a central heating boiler, radiator, doors to bedrooms and bathroom.

Bedroom 1 (11' 4" x 9' 5") or (3.45m x 2.86m)

Two double glazed window to front aspect, double glazed window to side aspect, wall mounted gas heater.



Bathroom

Obscure double glazed window to rear aspect, white suite comprising of low flush wc, sink on pedestal, bath.

Outside



Rear Garden

Mostly laid to lawn, paved patio area and pathway, pedestrian gate to rear of property.

Services

Mains gas, mains water, mains electricity, mains drainage

EPC Rating:64

Council Tax

Band A



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.