

23 Chace Road
Wellingborough
Northamptonshire.
NN8 1NR

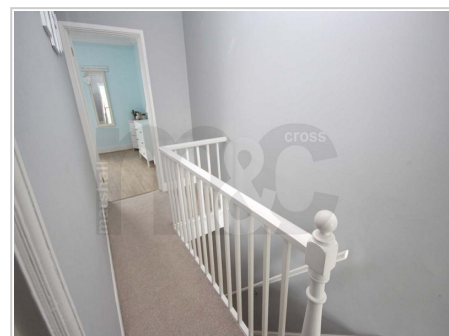
£650 Monthly *



- TWO BEDROOMS
- GOOD ORDER THROUGHOUT
- DOUBLE GLAZED WINDOWS
- GAS RADIATOR HEATING
- CLOSE PROXIMITY TO WELLINGBOROUGH TOWN CENTRE
- CLOSE PROXIMITY TO WELLINGBOROUGH TRAIN STATION
- EARLY VIEWING ESSENTIAL
- AVAILABLE NOW

Ref: PRA11002

Viewing Instructions: Strictly By Appointment Only



General Description

**** AVAILABLE NOW ** IMMACULATE ** TWO BEDROOMS **** We are pleased to offer for rent this superb two bedroom Victorian terrace home situated within close proximity to Wellingborough train station. Early viewing is essential to avoid disappointment.

Accommodation



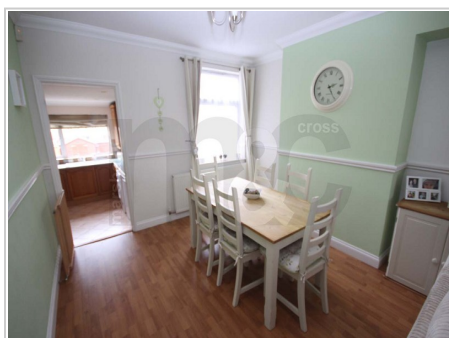
Entrance Hall

Approached via a uPVC double glazed door, stairs to first floor landing, radiator, complemented by wood effect laminate flooring.



Living Room (10' 10" x 10' 08") or (3.30m x 3.25m)

Double glazed window to the front aspect, coving to ceiling, dado rail, open plan archway to dining area, ornate fireplace with wooden surround, marble effect inset and tiled hearth, radiator, complemented by wood effect laminate flooring.



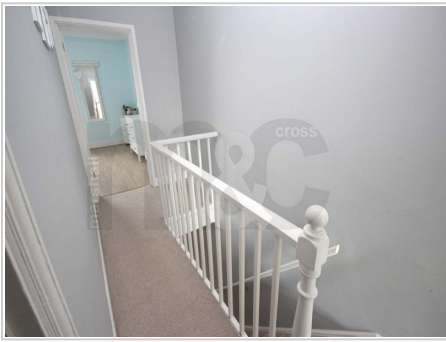
Dining Room (11' 10" x 11' 01") or (3.61m x 3.38m)

Double glazed window to rear aspect, coving to ceiling, dado rail, archway to living room, radiator, complemented by wood effect laminate flooring.



Kitchen (12' 2" x 8' 2") or (3.70m x 2.50m)

Double glazed window to the rear aspect and double glaze door to rear garden, Fitted with a range of base and wall mounted units with roll top work surfaces over, 1 1/2 bowl polycarbonate sink and drainer unit, tiling to all water sensitive areas, fitted electric oven and gas hob with extractor over, plumbing for automatic washing machine, radiator, integrated fridge, space for under counter freezer, understairs cupboard, recessed lighting, complemented by ceramic tiled flooring.



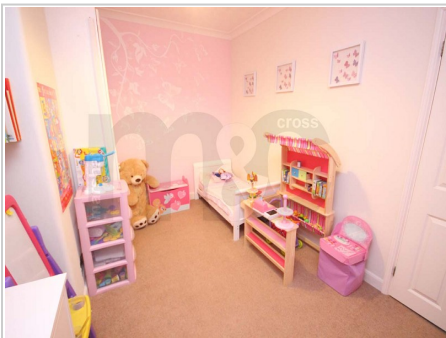
Landing

Loft access, doors to all bedrooms and family bathroom.



Bedroom 1 (14' 1" x 10' 11") or (4.30m x 3.32m)

Double glazed window to front elevation, coving to ceiling, radiator.



Bedroom 2 (12' 0" x 8' 11") or (3.66m x 2.72m)

Double glazed window to rear aspect, fitted double wardrobe, coving to ceiling, radiator.



Bathroom

Dual aspect double glazed windows to rear and side, Four piece suite comprising panelled corner bath with mixer taps and shower connection over, low level wc, pedestal mounted wash hand basin, fully tiled shower cubicle, tiling to all water sensitive areas.

Front Garden

Low maintenance front garden enclosed by a brick wall.



Rear Garden

Fully enclosed rear garden, paved patio area remainder laid to lawn

Services

Mains electricity, mains water, mains drainage, mains gas

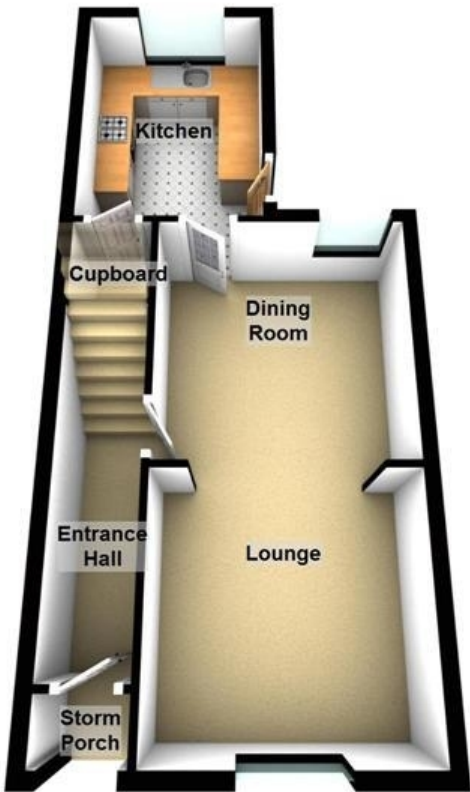
EPC Rating:62

Council Tax

Band B



Ground Floor



First Floor



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.