

9 Fosse Close
Wellingborough
Northamptonshire.
NN8 2LQ

£1,250 Monthly *



- IMMACULATE CONDITION
- FOUR BEDROOMS
- TWO ENSUITE BATHROOMS
- CONSERVATORY
- OFF ROAD PARKING
- DOUBLE GLAZED WINDOWS
- GAS RADIATOR HEATING
- DOWNSTAIRS BEDROOM (converted garage)
- VIEWING ESSENTIAL

Ref: PRA11281

Viewing Instructions: Strictly By Appointment Only



General Description

**** AVAILABLE NOW ** IMMACULATE FOUR BEDROOM DETACHED ** TWO ENSUITE BATHROOMS **** We are delighted to offer for rent this superb four bedroom detached house situated on the highly sought after Wilby Way Estate in Wellingborough. Early viewing is essential to appreciate the size and condition on offer and to avoid disappointment.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

Council Tax

Band Not Specified





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.