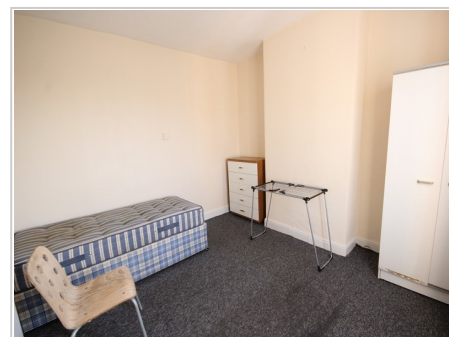


38 Grove Street
Wellingborough
Northamptonshire.
NN8 3HW

£149,995



- No Upward Chain
- Popular Location
- Requires Modernisation
- Three Bedroom
- No Upper Chain
- Viewing Essential



Ref: PRA11382

Viewing Instructions: Strictly By Appointment Only

General Description

We are pleased to offer to the market with no upward chain this mid terrace property in a desirable part of Wellingborough. The property requires full modernisation and redecoration programme throughout.

Accommodation

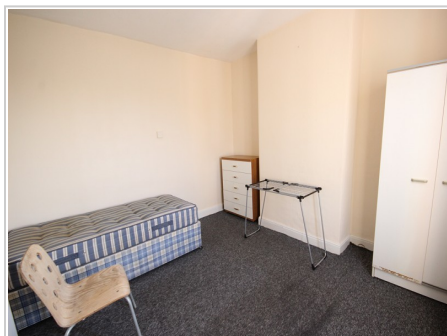
Entrance Hall

Enter via front door, storage heater, doors to lounge, dining room and kitchen, stairs rising to first floor landing.



Lounge (11' 6" x 11' 5") or (3.50m x 3.49m)

Window to front aspect, storage heater, fire place with tiled surround and hearth.



Dining Room (11' 8" x 8' 6") or (3.55m x 2.58m)

Window to rear aspect, storage heater.



Kitchen (13' 5" Max x 8' 0" Max) or (4.08m Max x 2.43m Max)

Window to side aspect, fitted with a range of eye and base level units with roll top work surfaces over, stainless steel sink and drainer, gas cooker, plumbing for automatic washing machine, tiled flooring, doors to lean to and shower room.

Shower Room / WC

Shower cubicle, low flush WC, wash hand basin, tiled splash backs.



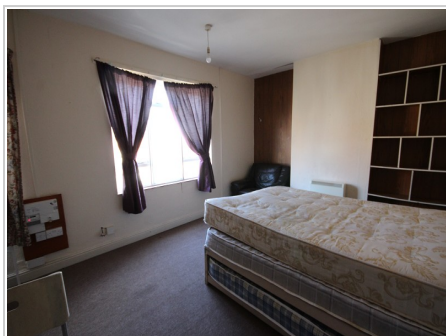
Lean To

Windows to side and rear elevations, part glazed door to rear garden.

First Floor

Landing

Doors to bedrooms, bathroom and second kitchen



Bedroom 1 (16' 6" x 11' 6") or (5.02m x 3.51m)

Two double glazed windows to front aspect, storage heater.



Bedroom 2 (11' 7" x 11' 3") or (3.54m x 3.43m)

Window to rear aspect, storage heater



Bathroom

Obscure window to side aspect, WC, wash hand basin, bath with electric wall mounted shower.

Bedroom 3 (8' 0" x 6' 2") or (2.45m x 1.89m)

Window to rear aspect.

Outside



Rear Garden

Part laid to lawn with paved patio area, pedestrian gate to front of property.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:30

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.
Plan produced using PlanUp.

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.