

36 Westminster Road  
Wellingborough  
Northamptonshire.  
NN8 5YS

£795 Monthly \*



- THREE BEDROOMS
- GARAGE
- SOUGHT AFTER LOCATION
- DOUBLE GLAZED WINDOWS
- GAS RADIATOR HEATING
- IMMACULATE INTERNAL ORDER
- VIEWING ESSENTIAL

Ref: PRA11386

Viewing Instructions: Strictly By Appointment Only



## General Description

Three bedroom semi detached house with garage located within the desirable Gleneagles area of Wellingborough. The property comprises Entrance hall, lounge with feature fireplace, dining room with UPVC doors leading to rear garden, kitchen with oven, hob and extractor, 2 double bedrooms, one single, family bathroom with bath and shower, UPVC double glazing, gas radiator central heating, front and rear gardens and garage. Various redecoration has been carried out to the property - more photos to follow. Located within a few minutes walk of the popular Redwell School.

Rent Â£795.00

Deposit: Â£917.30

First weeks rent in advance Â£183.46

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## Accommodation

### Services

Mains electricity, mains water, mains gas, mains drainage

### 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.*