

19 Torrington Green  
Wellingborough  
Northamptonshire.  
NN8 5BT

£895 Monthly \*



- FULLY REFURBISHED
- THREE BEDROOMS
- NEW GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- SOUGHT AFTER LOCATION
- VIEWING ESSENTIAL
- VIEW NOW

Ref: PRA11464

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\* FULLY REFURBISHED \*\* THREE BEDROOMS \*\* NEW HEATING \*\* DOUBLE GLAZED \*\*** We are pleased to offer for rent this superb three bedroom house currently undergoing full refurbishment in a sought after quiet cul-de-sac in Wellingborough. The property will be ready very soon so be quick to avoid disappointment.

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## Accommodation

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### Entrance Hall

Double glazed door to front elevation, storage cupboard, stairs to first floor landing, door to;

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### Lounge (14' 09" Max x 11' 10" Max) or (4.50m Max x 3.61m Max)

Double glazed window to front elevation, radiator, under stairs cupboard, double doors to ;

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### Kitchen Breakfast Room (15' 03" x 11' 04" ) or (4.65m x 3.45m)

Fitted with a matching range of base and eye level units with work surfaces over, 1 1/2 bowl stainless steel sink unit with matching drainer and mixer tap over, complementary tiling, plumbing for washing machine and dishwasher, quarry tiled flooring, radiator, two double glazed windows to rear elevation, double glazed door to rear elevation, storage cupboard, double doors to lounge.

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### First Floor Landing

Loft access point, radiator, storage cupboard, doors to ;

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### Bedroom 1 (14' 09" Max x 9' 0" ) or (4.50m Max x 2.74m)

Double glazed window to front elevation, radiator.

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### Bedroom 2 (11' 08" Max x 9' 06" Max) or (3.56m Max x 2.90m Max)

Double glazed window to rear elevation, radiator.

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### Bedroom 3 (6' 0" x 6' 0" ) or (1.83m x 1.83m)

Double glazed window to front elevation, radiator, storage cupboard.

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### Bathroom

Three piece suite comprising low level WC, panelled bath, pedestal mounted wash hand basin, obscure double glazed window to rear elevation.

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## Rear Garden

Paved rear garden, enclosed by timber fencing, gated access to rear.

## Front Garden

Hedge border, lawn area, pathway,  
Garage in a Block

## Services

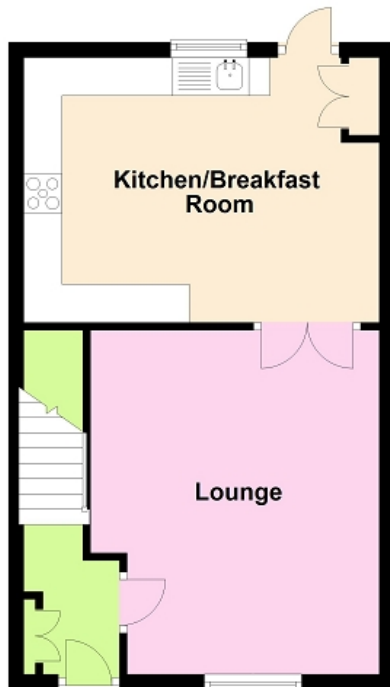
Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

## Council Tax

Band Not Specified

### Ground Floor



### First Floor



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.*