

80 Stanley Road  
Wellingborough  
Northamptonshire.  
NN8 1EA

£239,995



- Three/Four Bedrooms
- Terrace House
- No Upper Chain
- Good Internal Order
- Newly Fitted Carpets
- No Upper Chain
- Access To Train Station & Town Centre
- Separate Reception Rooms

**Ref:** PRA11557

Viewing Instructions: Strictly By Appointment Only



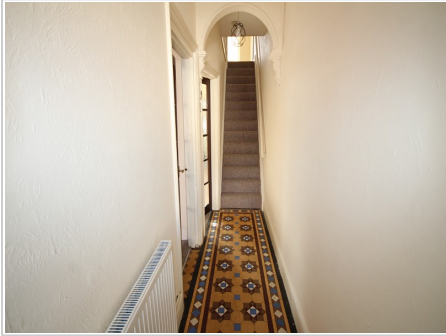
## General Description

We are pleased to offer for sale this three/four bedroom mid terrace property. Well located and within walking distance to the town centre and train station. Available to view straight away. The property is sold with vacant possession and with no upward chain.

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## Accommodation

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### Entrance Hall

Enter via front door to entrance hall. Character tiled flooring, radiator, stairs to first floor and doors to:



### Lounge

UPVC double glazed bay window to front aspect, open fireplace in chimney breast, brand new fitted carpet and radiator



### Dining Room

UPVC double glazed window to rear aspect, chimney breast, brand new fitted carpet and radiator. Door to:



### Kitchen

Re-fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, space for fridge/freezer and automatic washing machine, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, two UPVC double glazed windows to side aspect, radiator, ceramic tiled flooring, UPVC double glazed windows and door to garden. Door to cellar

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## First Floor Landing

Brand new fitted carpets, built-in airing cupboard and Doors to:



## Bedroom 1

UPVC double glazed windows to front aspect, open fireplace with cast iron Victorian surround set in chimney breast and or Victorian built-in storage cupboard. Brand new fitted carpets and radiator



## Bedroom 2

UPVC double glazed window to rear aspect, open fireplace with cast iron Victorian surround set in chimney breast and a Victorian built-in storage cupboard. Brand new fitted carpets and radiator



## Bedroom 3

UPVC double glazed window to rear aspect, brand new fitted carpets and radiator



## Bedroom 4

UPVC double glazed window to front aspect, brand new fitted carpets and radiator





## Bathroom

Fitted with a three piece suite comprising; deep panelled bath with shower over, pedestal wash hand basin and low-level WC, heated towel rail, UPVC frosted double glazed window to side aspect and vinyl flooring.



## Rear Garden

Garden Enclosed by brick walls to rear and sides. Garden path leading to rear. Mainly laid to lawn with a variety of mixed plants and shrubs to borders. Gated access to front and large brick built outbuilding

## AGENTS NOTE

This is a freehold property.  
Council Tax Band: B

## Services

EPC Rating:60

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B



*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.*

