

101 Palk Road
Wellingborough
Northamptonshire.
NN8 1HT

£175,000



- Two Double Bedrooms
- Terrace House
- No Upper Chain
- Close Proximity To Train Station & Town Centre
- Good Internal Order
- Ideal First Time Buy
- Ideal Buy To Let
- Council Tax Band: A

Ref: PRA11577

Viewing Instructions: Strictly By Appointment Only



General Description

We are pleased to offer for sale this two bedroom mid terrace house. Well located and within walking distance to the town centre and train station. The property comprises; Entrance hall, open plan lounge/dining room, fitted kitchen with built oven, hob and hood. First floor landing, two double bedrooms and family four piece bathroom (with shower cubicle and bath) Between the landing and bathroom is a versatile room/area ideal for storage/ironing..etc. Further benefits include, combination boiler central heating, UPVC double glazing and a lovely rear garden with timber-built outbuilding. Available to view straight away. The property is sold with vacant possession and with no upward chain. Would make a great first time home or investment for buy to let purpose.

Accommodation

Entrance Porch

Enter via front door to entrance hall. Laminate flooring and stairs to first floor and door to:



Lounge / Dining Room

11' 6" x 10' 5" (lounge area) 11' 6" x 10' 5" (dining area) UPVC double glazed window to front aspect, laminate flooring and radiator. Door to:



Kitchen

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 space for automatic washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, UPVC double glazed window to side aspect, tiled flooring and UPVC double glazed door to garden.

First Floor Landing

Fitted carpets, built-in airing cupboard and Doors to:



Bedroom 1 (13' 0" x 11' 0") or (3.96m x 3.35m)

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



Bedroom 2 (11' 05" x 8' 05") or (3.48m x 2.57m)

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



Versatile Room

UPVC double glazed window to side aspect, fitted carpet and wall mounted combination boiler.



Bathroom

Fitted with a four piece suite comprising; deep panelled bath, shower cubicle, pedestal wash hand basin and low-level WC. UPVC frosted double glazed window to rear aspect and tiled flooring.



Rear Garden

Rear garden enclosed by brick walls to rear and sides. Gated access to rear and with a timber-built outbuilding.

Services

Mains electricity, mains gas, mains drainage, mains water

EPC Rating:68

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



Ground Floor



First Floor



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.