

89 Newcomen Road
Wellingborough
Northamptonshire.
NN8 1JT

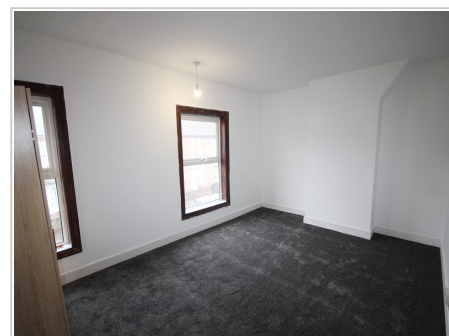
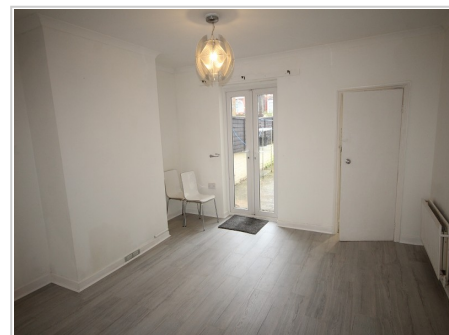
£995 Monthly *



- Two Bedrooms
- Unfurnished
- Modern Kitchen
- Open Plan Receptions
- Shower Room
- Rear Garden
- Town Centre Location
- Council Tax Band: A
- EPC Rating: D

Ref: PRA11623

Viewing Instructions: Strictly By Appointment Only



General Description

Marshall & Cross are pleased to offer this two bedroom mid-terrace. The landlord has recently installed all new carpets, laminate flooring and decorated throughout.. Located in the heart of the town centre and within a 10-15 minute walk to the train station. *VIEW STRAIGHT AWAY - MOVE-IN FROM THE 10TH APRIL * In brief, the accommodation comprises; entrance hall, open plan living room/dining room, fitted kitchen and french doors to the garden. The first floor comprises; landing, two good size bedrooms, a through room (ideal for storage/ironing room) leading to the shower room (no Bath - shower cubicle only) Further benefits include; gas central heating, UPVC double glazing and rear garden. Parking is available on the road to the front aspect of the property (not allocated/free for all). Deposit is £995. A Holding deposit of £200.00 (equivalent to one weeks rent) is payable by the applicants to secure the property.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Council Tax

Band A



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.