

35 Grove Street
Wellingborough
Northamptonshire.
NN8 3HW

£725 Monthly *



- Available Now
- Three Bedroom
- Mid Terrace
- Immaculate Order
- Double Glazed
- Gas Radiator Central Heating
- New Carpets Throughout
- Newly Decorated Throughout
- Viewing Essential

Ref: PRA10179

Viewing Instructions: Strictly By Appointment Only



General Description

**** THREE BEDROOMS IN FANTASTIC INTERNAL ORDER **** We are pleased to offer for rent this fantastic three bedroom mid terrace property situated in a sought after part of Wellingborough, The property benefits from double glazing throughout and gas radiator central heating.

Accommodation

Entrance

Enter via double glazed door, laminate flooring, radiator, dado rail, Stairs rising to first floor landing, door to lounge/dining room

Living/Dining Room (23' 10" x 11' 07") or (7.26m x 3.53m)

Double glazed window to front aspect, two radiators, coving to ceiling, window to rear aspect, 'real flame style' gas feature fireplace with marble effect insert and hearth.



Kitchen (13' 03" x 7' 11") or (4.04m x 2.41m)

Double glazed window to rear and side aspect, fitted with a range of eye and base level units with roll top work surface over, stainless steel one and half bowl sink and drainer with mono block mixer taps over, plumbing for automatic washing machine and dishwasher, tiled splash backs, laminate flooring, radiator, wall mounted combination boiler, space for fridge freezer, door to cupboard and lean to.



Lean To (10' 11" x 6' 08") or (3.33m x 2.03m)

Timber and glazed construction, door to side aspect leading to alley way to front aspect, door to garden.

First Floor

Landing

Loft access hatch, storage cupboard, dado rail, doors to three bedrooms and bathroom.

Bedroom 1 (16' 05" x 11' 06") or (5.00m x 3.51m)

Two double glazed windows to front aspect, radiator.



Bedroom 2 (11' 06" x 9' 09") or (3.51m x 2.97m)

Double glazed window to rear aspect, radiator, laminate flooring, built in wardrobe.

Bedroom 3 (8' 0" x 6' 04") or (2.44m x 1.93m)

Double glazed window to rear aspect, radiator.



Bathroom

Obscure double glazed window to side aspect, three piece white suite comprising low flush w/c, sink on pedestal, corner bath with electric shower over, tiled splash backs.

Outside



Rear Garden

Decking area, steps to lawn, fully enclosed by timber fencing.

Services

Mains drainage, mains electricity, mains water, mains gas

EPC Rating:67

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.