marshall \& cross
SALES AND LETTINGS AGENTS

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- Terrace House


Ref: PRA11216
Viewing Instructions: Strictly By Appointment Only

## General Description

** AVAILABLE NOW ** TOWN CENTRE** We are pleased to offer to let this two bedroom terrace house. the property has been redecorated throughout, and carpets and flooring newly fitted. Available now, call to arrange a viewing!

## Accommodation

## Services

Mains water, mains drainage, mains electricity, mains gas
EPC Rating:63
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.

