

58 Gold Street
Wellingborough
Northamptonshire.
NN8 4QT

£190,000



- Three Bedrooms
- No Upper Chain
- Good Internal Order
- Separate Reception Rooms
- Access To Town Centre & Local Amenities
- Ideal First Time Buy
- Ideal Buy To Let

Ref: PRA11539

Viewing Instructions: Strictly By Appointment Only

General Description

****NO UPPER CHAIN**** We are pleased to offer for sale this well-presented, three bedroom house, in a popular location, offering excellent access to Wellingborough town centre and local amenities. In our opinion, this would make an ideal first time buy or buy to let investment.

Accommodation

Entrance Hall

Enter via front door. Radiator. Laminate flooring. Stairs to First Floor Landing. Door to Dining Room.



Dining Room (11' 5" x 10' 5") or (3.48m x 3.17m)

Double glazed window to rear aspect. Radiator. Door to Lounge. Doorway to Kitchen.



Lounge (11' 5" x 10' 8") or (3.47m x 3.24m)

Double glazed window to front aspect. Radiator. Fireplace.



Kitchen (12' 11" Max x 12' 2" Max) or (3.93m Max x 3.70m Max)

Double glazed window to rear aspect. Range of eye and base level units with roll top work surfaces. Stainless steel 1 1/2 bowl sink and drainer. Tiled splash back areas. Electric cooker. Space and plumbing for washing machine. Door to under stairs cupboard. Wall-mounted central heating boiler. Double glazed PVCu door to Rear Garden.

First Floor Landing

Loft access hatch. Built-in cupboard. Doors to Bedrooms and Bathroom.



Bedroom 1 (12' 1" x 11' 4") or (3.69m x 3.46m)

Double glazed window to front aspect. Built-in cupboard. Radiator.



Bedroom 2 (11' 5" x 8' 5") or (3.47m x 2.57m)

Double glazed window to rear aspect. Radiator. Laminate flooring.



Bedroom 3 (6' 11" x 5' 1") or (2.10m x 1.56m)

Double glazed window to side aspect. Double glazed Velux sky light window. Radiator.

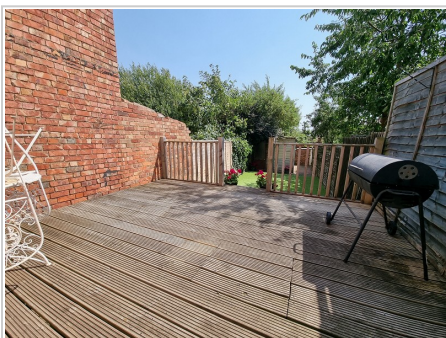


Bathroom

Double glazed window to rear aspect. White suite consisting of: WC, hand basin on pedestal, and bath with shower over. Tiled splash back areas. Radiator.

Front Garden

Mostly gravelled.



Rear Garden

Raised decked area. Mostly artificial grass. Shed. Pedestrian gate giving rear access.

AGENTS NOTE

This is a freehold property.

Council tax band: B

Services

EPC Rating:68

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.
Plan produced using PlanUp.

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.