

10 The Crescent
Wellingborough
Northamptonshire.
NN8 5NW

£225,000



- THREE BEDROOMS
- ENSUITE
- DOWNSTAIRS CLOAKROOM
- GOOD INTERNAL ORDER
- SOUGHT AFTER AREA
- GAS RADIATOR HEATING
- OFF ROAD PARKING



Ref: PRA11555

Viewing Instructions: Strictly By Appointment Only

General Description

**** GLENEAGLES **** We are delighted to offer for sale this superb three bedroom, three storey house situated in a sought after area of Wellingborough. The property benefits from off road parking, en suite, and downstairs WC.

Accommodation

Entrance Hall

Open Plan Kitchen/Dining/Living Room

WC

First Floor



Bedroom 2



Bedroom 3



Bathroom

Second Floor



Bedroom 1



En Suite

AGENTS NOTE

This is a freehold property.

Council Tax Band: C

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



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.