marshall & cross
SALES AND LETTINGS AGENTS

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96a Newcomen Road
Wellingborough
Northamptonshire.
NN8 1JT

£190,000

- Three Bedrooms
- Terrace House
- Access To Wellingborough Train Station
- Access To Town Centre
- Gas Central Heating
- 25' Lounge/Dining Room
- Ideal First Time Buy
- Ideal Buy To Let
- Council Tax Band: A

Ref: PRA11579

Viewing Instructions: Strictly By Appointment Only

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The Linden Building, Regent Park, Booth Drive
Wellingborough, Northants NN8 6GR

General Description

We are pleased to offer for sale this three bedroom terrace house, situated in close proximity to Wellingborough town centre and train station. The property briefly comprise entrance hall, lounge / dining room, kitchen. To the first floor: Three bedrooms and shower room. Low maintenance front garden and rear courtyard garden with outside toilet. Further benefits include gas central heating and double glazing.

Accommodation

Entrance Hall

Enter via double glazed PVCu front door. Radiator. Stairs to First Floor Landing. Door to Lounge/Dining Room.

Living/Dining Room (25' 7" x 12' 2") or (7.80m x 3.70m)

Double glazed bay window to front aspect. Double glazed window to rear aspect. Two radiators.

Kitchen (13' 06" x 8' 00") or (4.11m x 2.44m)

Double glazed window to side aspect. Double glazed window to rear aspect. Range of eye and base level units with roll top worksurfaces. Stainless steel sink and drainer. Tiled splash back areas. Integrated electric oven and gas hobs. Plumbing and space for washing machine. Wall-mounted central heating boiler. Door to under stairs cupboard. Door to Rear Garden.

First Floor Landing

Loft access hatch. Radiator. Doors to Bedrooms and Bathroom.

Bedroom 1 (14' 06" x 11' 02") or (4.42m x 3.40m)

Two double glazed windows to front aspect. Radiator. Built-in wardrobes.

Bedroom 2 (12' 0" x 8' 06") or (3.66m x 2.59m)

Double glazed window to rear aspect. Radiator. Built-in wardrobes.

Bedroom 3 (8' 0" x 5' 10") or (2.44m x 1.78m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscured double glazed window to side aspect. White suite consisting of: WC, hand basin on pedestal, and shower cubicle. Heated towel rail. Tiled walls. Tiled floor.

Front Garden

Gated low maintenance front garden, path to front door.

Rear Garden

Mostly paved. Border to side. Pedestrian gate to rear of property.

AGENTS NOTE

This is a freehold property.

Council Tax Band: A

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:67

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A

GROUND FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 734 SQ.FT. (68.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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.

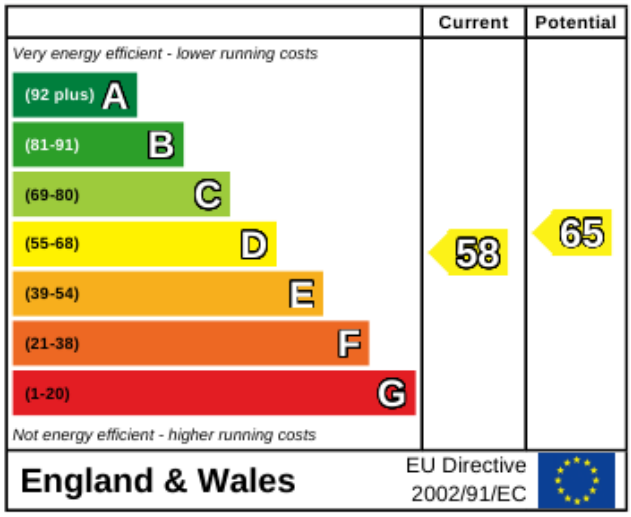
Energy Performance Certificate

96a, Newcomen Road
WELLINGBOROUGH
NN8 1JT

Dwelling type:	Mid-terrace house
Date of assessment:	08 September 2011
Date of certificate:	10 September 2011
Reference number:	8189-6021-9690-5018-1906
Type of assessment:	RdSAP, existing dwelling
Total floor area:	88m²

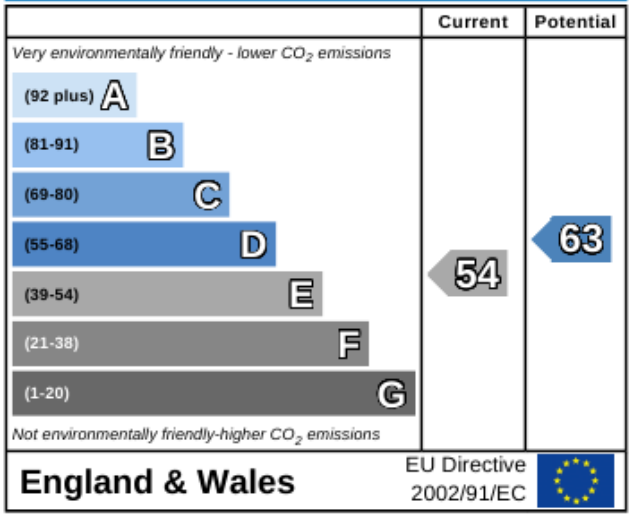
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	269 kWh/m² per year	218 kWh/m² per year
Carbon dioxide emissions	4.5 tonnes per year	3.7 tonnes per year
Lighting	£72 per year	£46 per year
Heating	£741 per year	£631 per year
Hot water	£105 per year	£87 per year

You could save up to £154 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.