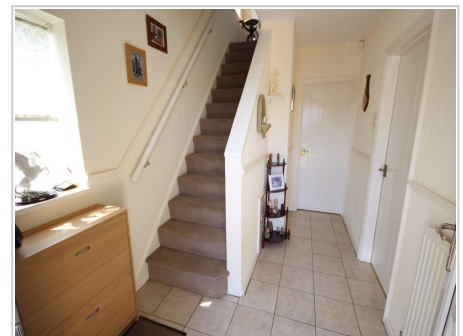


42 Princess Way
Wellingborough
Northamptonshire.
NN8 2HJ

£275,000



- Semi Detached
- Extended
- Off Road Parking
- Double Glazed
- Gas Radiator Heating
- Solar Panels
- Popular Location
- Beautiful Rear Garden
- Generous Reception Rooms



Ref: PRA11599

Viewing Instructions: Strictly By Appointment Only

General Description

We welcome to the market this spacious extended three bedroom semi detached family home situated in a very popular area off Wellingborough. This well loved home offers great accommodation for all the family to enjoy and include, a lovely light entrance hall, generous open plan dining room and lounge with patio doors overlooking the fabulous rear garden, a fantastic kitchen/breakfast room to enjoy those family meals. Upstairs from the landing is bedroom one with fitted wardrobes with overhead storage, two further bedrooms and the family bathroom. Outside is the fabulous rear garden and off road parking to front. Also this home benefits from double glazing , gas radiator heating and solar panels that give you money off your electric!. I hope you agree this property has to be viewed, contact Marshall & Cross now and book your accompanied viewing NOW.

Accommodation



Entrance Hall

Part glazed door to front elevation, double glazed window to side elevation, stairs to first floor landing, tiled flooring, Radiator, door to dining room, door to kitchen/breakfast room, door to;

Dining Room (12' 0" x 10' 05") or (3.66m x 3.18m)

Double glazed bay window to front elevation, decorative brick fireplace, coving to ceiling, radiator, opening to;



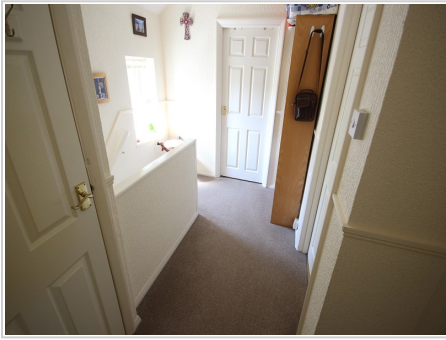
Lounge (13' 0" x 12' 0") or (3.96m x 3.66m)

Coving to ceiling, Laminate flooring, decorative brick fireplace, double glazed patio doors to rear elevation.



Kitchen/Breakfast Room (18' 09" Max x 17' 02" Max) or (5.72m Max x 5.23m Max)

L Shaped Kitchen/Breakfast Room, fitted with a matching range of base and eye level units with work surfaces over, stainless steel sink unit with matching drainer, complementary tiling, fitted oven and hob with extractor over, plumbing for automatic washing machine, double glazed windows to rear, side and front elevation, under stairs storage, part glazed door to side elevation.



First Floor Landing

Double glazed window to side elevation, storage cupboard with wall mounted boiler, doors to;



Bedroom 1 (13' 0" x 12' 0") or (3.96m x 3.66m)

Double glazed window to rear elevation, fitted wardrobes with overhead storage, radiator.



Bedroom 2 (10' 05" x 10' 10" Max) or (3.18m x 3.30m Max)

Double glazed window to front elevation, radiator.



Bedroom 3 (7' 05" Max x 8' 05" Max) or (2.26m Max x 2.57m Max)

Double glazed window to front elevation, radiator.

Bathroom

Three piece suit comprising low WC, panelled bath with shower over, wash hand basin, obscure double glazed window to rear elevation, radiator, complementary tiling.



Rear Garden

Fabulous well loved rear garden, mainly laid to lawn with patio area, a range of plants and shrubs. A beautiful tree, enclosed by timber fencing and gated access to front elevation.

Front Garden

Off Road Parking, steps and pathway to entrance door and side access, lawn area with dwarf walling.

AGENTS NOTE

Freehold Property
Council Tax Band B

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





Ground Floor

First Floor



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.