

89 Newcomen Road  
Wellingborough  
Northamptonshire.  
NN8 1JT

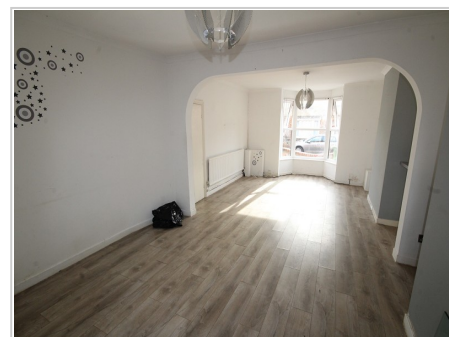
£169,995



- Two Double Bedrooms
- Terrace House
- No Upper Chain
- Good Internal Order
- Close Proximity To Town Centre
- Close Proximity To Train Station
- Council Tax Band: A

**Ref: PRA11608**

Viewing Instructions: Strictly By Appointment Only



## General Description

We are pleased to offer this two bedroom mid terrace property. Well located and within walking distance to the town centre and train station. The property comprises; Entrance hall, open plan lounge/dining room, modern fitted kitchen with built-in oven, hob and hood. First floor landing, two double bedrooms and modern shower room. Between the landing and shower-room is a versatile room/area ideal for storage/ironing..etc. Further benefits include, combination boiler central heating, new electrical consumer unit, UPVC double glazing and a rear courtyard garden with timber-built shed. Available to view straight away. This property is to be sold with vacant possession/no upward chain. Would make a great family home or as an investment opportunity - with some light refurbishment this property could achieve £10,000 per annum.

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## Accommodation

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### Entrance Porch

Enter via UPVC front door to entrance hall. Stairs to first floor and door to:

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### Lounge / Dining Room (23' 05" x 13' 04" ) or (7.14m x 4.06m)

UPVC double glazed bay window to front aspect, UPVC French doors to garden, laminate flooring and radiator. Door to :

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### Kitchen (11' 0" x 8' 0" ) or (3.35m x 2.44m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, space for fridge/freezer and space for automatic washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, UPVC double glazed window to side aspect and tiled flooring.

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### First Floor Landing

Fitted carpets, built-in airing cupboard and Doors to:

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### Bedroom 1 (16' 01" x 11' 07" ) or (4.90m x 3.53m)

UPVC double glazed window to front aspect, fitted carpets and radiator.

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## Bedroom 2 (11' 07" x 11' 0" ) or (3.53m x 3.35m)

UPVC double glazed window to rear aspect, fitted carpets and radiator.

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## Versatile Room (8' 04" x 6' 06") or (2.54m x 1.98m)

UPVC double glazed window to side aspect and fitted carpet. Door to Shower room.

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## Shower Room/WC

Fitted with a three piece suite comprising; shower cubicle, vanity unit wash hand basin and WC, chrome towel radiator and UPVC frosted double glazed window to rear aspect.

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## Rear Garden

Enclosed by brick walls/fence to rear and sides. Gated access to rear and with a timber-built shed.

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## AGENTS NOTE

This a freehold property.

Council Tax Band: A

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## Services

EPC Rating:64

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

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## Ground Floor



## First Floor



*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.*