

100 Croyland Road  
Wellingborough  
Northamptonshire.  
NN8 2AX

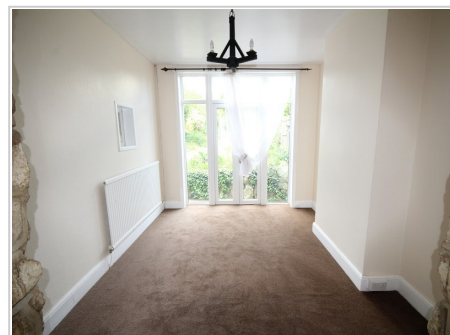
£1,100 Monthly \*



- Three Bedrooms
- Unfurnished
- Four Piece Bathroom
- Rear Garden
- Off Road Parking
- Open Plan Lounge/Dining Room
- Council Tax Band: B
- EPC Rating: E

**Ref: PRA11624**

Viewing Instructions: Strictly By Appointment Only



# General Description

Marshall & Cross are pleased to offer to let this three bedroom family home. Available to move in from 19th April. Located on a popular road in close proximity to the Town Centre and many amenities. Deposit is £1,200.00. The property consists of entrance hall, open plan lounge/dining room and fitted kitchen. To the first floor is: Landing, three good size bedrooms and a four piece family bathroom. Further benefits include a large rear garden and driveway providing off road parking for two cars. Available to view straight away! A holding deposit of £250.00 will be applicable - this is equal to one weeks rent. (this will be used as credit towards the first months rent)

## Accommodation

### Services

EPC Rating:51

### Council Tax

Band B



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.*