



## 3 bed semi-detached house to buy in NN8

Nest Lane, Wellingborough,  
Northamptonshire, NN8 4AU

**£200,000** Starting Bid

 x3  x2  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Semi-Detached
- ✓ Three Double Bedrooms
- ✓ En-suite
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Offered for sale is this three bedroom semi-detached family home in Wellingborough.

The property comprises of entrance hall, lounge, dining room, kitchen, downstairs wc, landing, three double bedrooms, plus family bathroom and en-suite shower room.

The property has off road parking, external garage, front and rear gardens. Benefits are Upvc double glazing and gas radiator central heating.

The council tax band is D and the EPC is TBC.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £200,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 2006

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

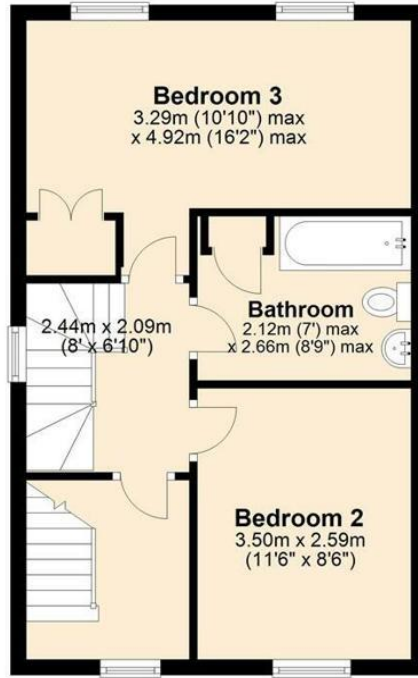
### Ground Floor

Approx. 39.4 sq. metres (423.8 sq. feet)



### First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



### Second Floor

Approx. 27.4 sq. metres (295.2 sq. feet)



Total area: approx. 107.4 sq. metres (1156.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Nest Lane, Wellingborough, Northamptonshire, NN8 4AU

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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