

Werneth Hall Road,
Clayhall.
IG5 0DA

2,350 Monthly *



- Spacious Living Room
- Separate Dining Room
- Modern Fitted Kitchen
- Modern First Floor Bathroom
- 2 Large Double Bedrooms
- 1 Large Single Bedroom
- Gas Central Heating
- Double Glazed
- Large Rear Garden

Ref: PRA10049

Viewing Instructions: Strictly By Appointment Only



General Description

"WOODS ESTATES" LARGE 3 BEDROOM HOUSE: Located opposite Park Hill Junior School is this spacious family home that offers 2 large separate reception rooms and a modern kitchen and bathroom. Great Value For Money CALL NOW

Accommodation

Entrance Hall

Via double glazed porch

Hallway

Carpets to floor, under stair storage cupboard, radiator

Living Room (14' 5" x 12' 7") or (4.40m x 3.83m)

Double glazed window, carpets to floor, radiator

Dining Room (15' 1" x 11' 4") or (4.59m x 3.46m)

Bay window with double doors to garden, carpets to floor, radiator

Kitchen (9' 5" x 7' 3") or (2.87m x 2.21m)

Window and door to rear, modern range of white gloss wall and base units with contrasting black counter tops, built in electric hob and oven plumbed for washing machine.

Landing

Bedroom 1 (14' 7" x 11' 9") or (4.45m x 3.58m)

Double glazed window, carpet to floor, radiator

Bedroom 2 (15' 2" x 9' 11") or (4.62m x 3.01m)

Double glazed window, carpet to floor, built in wardrobes, radiator

Bedroom 3 (8' 9" x 7' 1") or (2.66m x 2.16m)

Double glazed window, carpet to floor radiator

Family Bathroom Wc

Two double glazed windows, modern suite comprising a panelled bath, wash hand basin and low level wc

Rear Garden

Large private rear garden

Services

EPC Rating:65

Council Tax

Band Not Specified



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.