

**98 Melton Road North
Wellingborough
NORTHAMPTON
NN8 1PP**

Guide Price £150,000



- **BY INFORMAL TENDER**
- **IN NEED OF REFURBISHMENT**
- **MID TERRACED**
- **CLOSE TO TOWN CENTRE**

- **CLOSING BIDS 24TH OCTOBER**
- **THREE BEDROOMS**
- **CLOSE TO RAILWAY STATION**
- **ENERGY EFFICIENCY RATING : TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****By Informal Tender ****

In need of modernisation this three bedroom terraced property is available by informal tender. All bids to be received by close of play on 24th October. The property is close to Wellingborough railway station and close to the town centre. The property has a lounge/dining room, kitchen and two bathrooms. There is also a good size rear garden. Viewing is by prior arrangement on selected open Saturdays the 5th and 12th October

Ground Floor

Entrance Porch

Enter via a Upvc front door into the entrance porch. The door to;

Entrance Hallway

Stairs rising to the first floor and door to;

Dining Room

12'1" x 11'10" (3.70 x 3.61)

Double glazed window to the rear aspect and opening to;

Lounge

13'5" x 11'5" (4.10 x 3.5)

Double glazed bay window to the front aspect and electric radiators.

Kitchen

15'3" x 8'9" (4.65 x 2.68)

A range floor and eyelevel kitchen units with matching worktops and tiling. Single bowl inset sink and drainer and mixer taps. Double glazed windows to the side aspect. Built in storage cupboard. Door to;

Rear Porch

Door to the rear garden and door to;

Bathroom

Three piece comprising pedestal sink unit, bath and shower cubicle. Double glazed window to the side aspect.

WC

Separate WC

First Floor

First Floor Landing

First floor landing with a built-in storage cupboard and loft access.

Bedroom One

16'6" x 10'8" (5.04 x 3.26)

Double glazed windows to the front aspect, built-in storage cupboard and a storage radiator.

Bedroom Two

12'2" x 11'3" (3.73 x 3.44)

Double glazed window to the rear aspect, built-in storage cupboard and a storage radiator.

Bedroom Three

8'9" x 7'4" (2.69 x 2.24)

Double glazed window to the rear aspect and a built in storage cupboard.

Shower Room

Three piece suite comprising a WC, pedestal wash basin and a walk-in shower cubicle and an electric radiator.

Externally**Rear Garden**

Good size enclosed rear garden with mature trees bushes and shrubs.

Local Information**Wellingborough**

The property is ideally placed with good transport links and in walking distance to the railway station. It is also close to the historic market town of Wellingborough with a good range of shops and amenities.

Agents Notes

Local Authority: Wellingborough

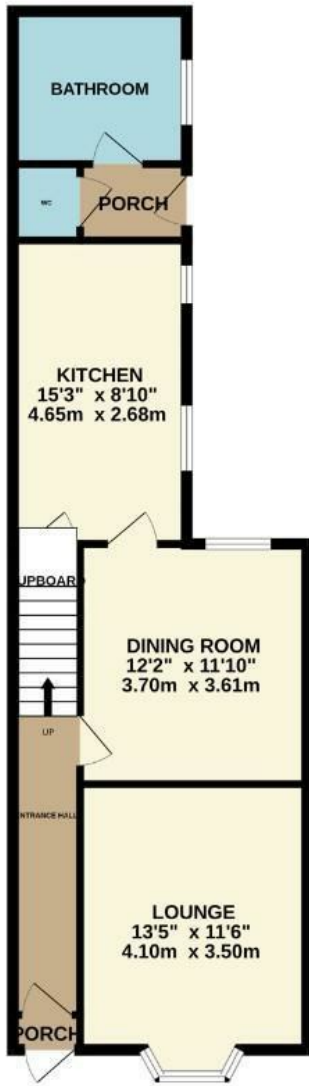
Council Tax Band: A

Informal Tender Information

The property is in need of renovation and modernisation and is offered by the process of informal tender. There will be two open days for viewing and is by appointment only. The viewing days will be on the 5th and 12th October between 12 noon and 1pm on both days. For more information please email steve.dodds@horts.co.uk



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.