



## Park Street, Wellington

£150,000



Freehold | EPC rating: D

- NO UPWARD CHAIN
- Two Bedroom
- Court Yard Garden

- Ideal first time buy
- Investment opportunity
- End Terraced

# BELVOIR!

Property is personal

Email  
[telford@belvoir.co.uk](mailto:telford@belvoir.co.uk)

Phone  
**01952 258562**

## Description

Welcome to the perfect opportunity to secure a terraced house on the sought-after Park Street, nestled in the heart of the historic medieval town of Wellington. This property, offered with NO UPWARD CHAIN, presents a canvas for transformation, making it an ideal first-time purchase or a promising investment venture.

Enjoy the peaceful setting as the property stands setback from the roadside, adorned by a wall fore garden. The ground floor unveils an inviting entrance hall leading to a spacious lounge with a bay window and an original feature fireplace, creating a cozy ambiance. Move seamlessly to the dining room at the back of the property, featuring double doors that open onto a courtyard garden - perfect for entertaining. This property also boasts a multipurpose room in the cellar space with central heating. Ascend the stairs to discover two double bedrooms, a versatile smaller storage room ideal for use as an office, and a generously sized family bathroom, boasting a corner bath and separate shower cubicle. The property also benefits from a cellar/multipurpose room a further versatile space ready to be utilised.

Park Street enjoys a particularly advantageous location, being situated on a no-through road in Wellington, while being just a stone's throw away from the vibrant town center. Convenience is at its peak with Morrisons, Wellington train station, local amenities, restaurants, pubs, and shops all within a convenient five-minute walk.

Freehold / Council Tax Band B / EPC Rating D

## Floorplan



## Rooms

### Hallway

0.98m x 4.62m (3'2" x 15'2")

### Living Room

3.25m x 3.41m (10'8" x 11'2")

### Dining Room

3.22m x 3.41m (10'7" x 11'2")

### Kitchen

3.11m x 3.36m (10'2" x 11'0")

### Landing

1.35m x 2.41m (4'5" x 7'11")

### Bedroom One

3.28m x 3.44m (10'10" x 11'4")

### Bedroom Two

3.26m x 3.43m (10'8" x 11'4")

### Study

1.28m x 2.16m (4'2" x 7'1")

### Entrance to Cellar Multipurpose Room

0.67m x 3.35m (2'2" x 11'0")

### Cellar Multipurpose Room

3.21m x 3.31m (10'6" x 10'11")

# Photographs



