

86 Ridgeway  
Wellingborough  
NN8 4RY

£240,000

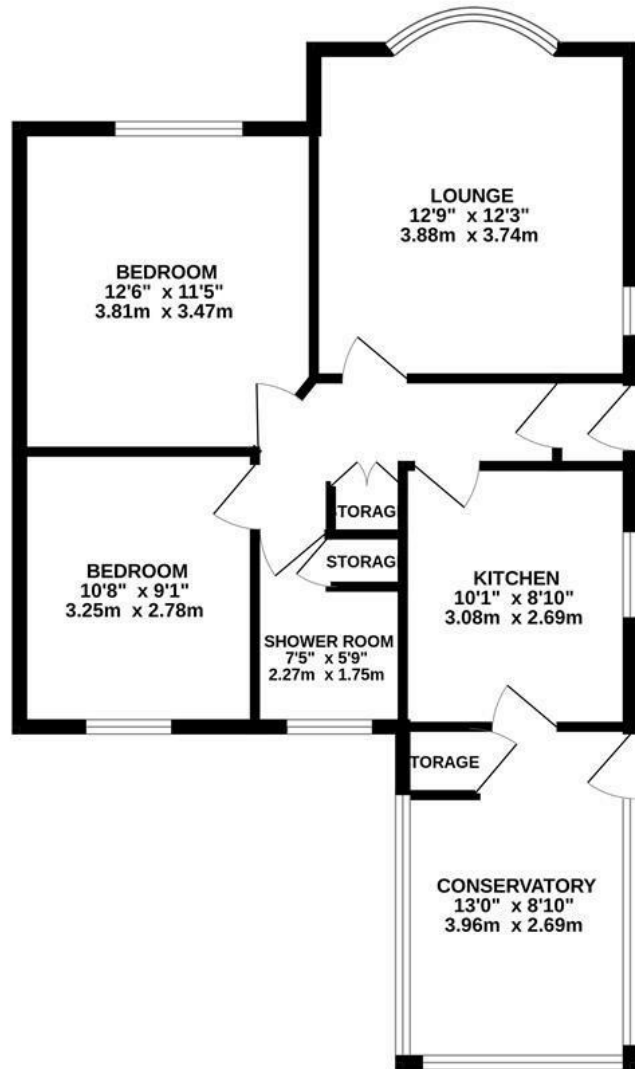


OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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## AT A GLANCE...



Lounge and Rear Conservatory



Kitchen - with fitted units



Two Double Bedrooms



Shower Room



Garden with planting areas and hard landscaping



Garage and Driveway Parking



## WHAT'S GREAT?

This spacious and extended 2 bedroom semi-detached bungalow with a flexible internal layout, is located to the North of the popular town of Wellingborough.

Situated approximately a mile from Wellingborough town centre and High Street, with excellent links to the A45 and just over 1.7 miles to the town's train station (providing a service to London St Pancras, in approximately 55 minutes).

This attractive Bungalow has been extended, offering two spacious living areas, including a rear Conservatory that connects to the kitchen.

The hallway is generously proportioned giving access to the full accommodation, comprising, two double bedrooms, kitchen, rear conservatory sitting room and front lounge.

Outside, The front garden features a dwarf wall and block paved driveway offering linear vehicular parking leading to a single sectional build garage.

The rear garden is attractive and landscaped with patio and footpath leading to planting areas. Additional features include UPVC double glazing and gas radiator central heating.

We expect this property to be well received so don't hesitate! Contact Oscar James to arrange a viewing today.

...expect excellence



# SELLER'S SECRET

A nice area to live, with many Bungalows surrounding. The extension Conservatory, works well for added living space.



*Why we like it....*

A pleasant place to call home, with flexible living space courtesy of the extension/conservatory - with the added benefit of the garage and attractive yet easy to care for rear garden.

Don't delay, contact Oscar James today to arrange a viewing.

*To buy or not to buy....*

# OSCAR JAMES

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