

19 Oak View  
Wellingborough  
NN9 5YU

Offers Over £260,000



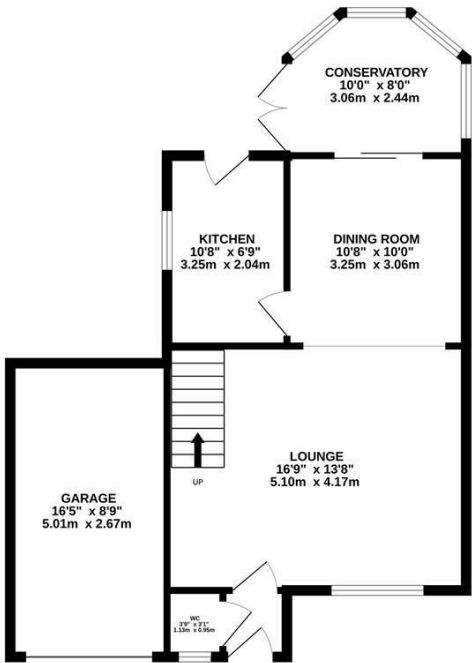
OSCAR JAMES

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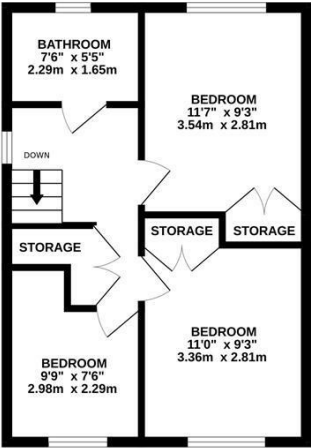


# FLOOR PLANS

GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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...



Spacious Lounge and connecting Dining Room



Fitted Kitchen



Three Spacious Bedrooms - Two Doubles with fitted wardrobes



Family Bathroom to first floor + Cloaks/w.c. to Ground floor.



Enclosed rear garden with privacy



Garage and Driveway Parking





## WHAT'S GREAT?

Oscar James are pleased to offer for sale, this three-bedroom Link - Detached property, located in Wellingborough (North) in the sought after Redhill Grange area, with convenient access to the development from the A509 Great Harrowden road.

The elevated position and the property is positioned majestically at the head of the cul-de-sac position just a short walk from Redhill Grange green space and play park.

A private entrance porch benefits from the addition of a cloakroom/w.c., while the ground floor living space, opens to a light and airy lounge and open connecting dining room and adjoining re-fitted kitchen with contrasting work-surfaces.

To the rear of the property with direct access from the dining room, is a spacious conservatory - ideal to enjoy the aspect to the private rear garden.

On the first floor, you have three good sized bedrooms and a family bathroom.

Externally, this property has an enclosed rear garden with very good levels of privacy, mainly laid to lawn with a patio area for entertaining.

The gated side access takes you to the front of the property where you're met with attractive open format lawned area with a pathway leading to the entrance porchway.

Arranged over two floors The attached single garage has up and over door and driveway parking.

In our opinion, this house represents a good investment and a real opportunity to add future value with some light refurbishment. Call Oscar James today to discuss this wonderful family home and arrange a viewing today!

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# SELLER'S SECRET

We like the high elevation here and the open plan feel of the large lounge and dining space.

The conservatory, is a great place to relax and read with a nice view across the garden.



## Why we like it....

Redhill Grange to the North aspect of Wellingborough and popular for family homes, with good road links and easy access to the surrounding areas and a just over a mile and a half, to Wellingborough Town Centre.

# OSCAR JAMES

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To buy or not to buy....

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