

92 Shelley Road
Wellingborough
NN8 3DP

£180,000

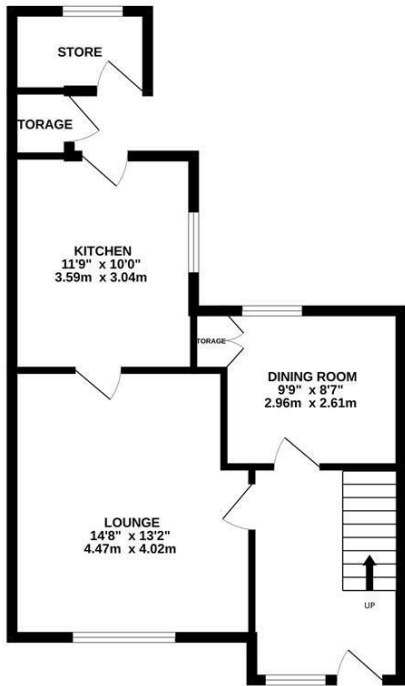


OSCAR JAMES

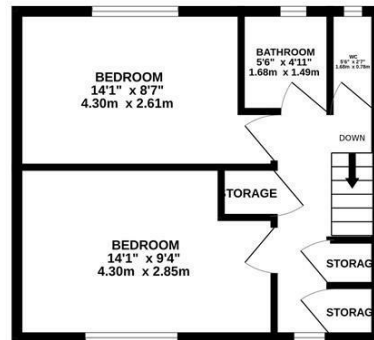
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FLOOR PLANS

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Dining space plus additional dining room / Bedroom with fitted wardrobes.



Fitted Kitchen



Two Double Bedrooms 1st Floor - Optional Double Bedroom - Ground floor with fitted wardrobe



Bathroom 1st floor



Private Garden mainly laid to lawn



Public parking close to hand.



WHAT'S GREAT?

Oscar James are pleased to market this versatile Mid - Terrace , Two/Three bedroom home, situated in the popular Queensway area of Wellingborough close to amenities including Ruskin Infant School & Nursery and Ruskin Academy School. Sainsbury's supermarket, is also within 0.5 miles.

Features of the property include recently updated full replacement double glazing to front and rear in a smart grey upvc finish, including the front door and replaced soffits fascias and guttering. Gas central heating and spacious and flexible living space.

This flexible accommodation arranged over two floors has currently 3 bedrooms utilising a 2nd ground floor reception as a double sized bedroom with fitted double wardrobes. The useful entrance porch extends to the entrance hall and stairs leads through to both the spacious lounge and bedroom 3. The lounge features window and seating area plus a large dining area. The adjoining fitted kitchen has excellent proportions and door to the garden with useful adjacent brick store barns leading out to the rear garden.

To the first floor are Two double bedrooms and the family bathroom comprising a two-piece suite and a separate w.c.

Externally the rear garden is fully enclosed laid mainly to lawn with gate to the rear access and views across the school fields beyond.

To the front is lawned and enclosed by smart low-level fencing with a path leading to the front door entrance porchway.

This property is the perfect first time buy, downsize or investment so please call Oscar James today to arrange your viewing!

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SELLER'S SECRET



Why we like it....

Offering in our opinion real value for money, this property is ideal for families accommodating extended family, requiring a ground floor double bedroom.

Equally, we can see this as a good investment for investors to add future value or looking to let.

To buy or not to buy....

OSCAR JAMES

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