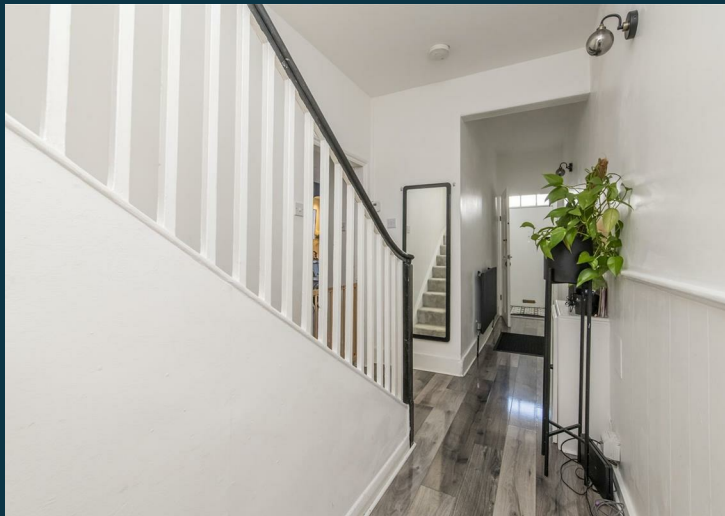


21 Oxford Street  
Wellingborough  
Northamptonshire  
NN8 4HY

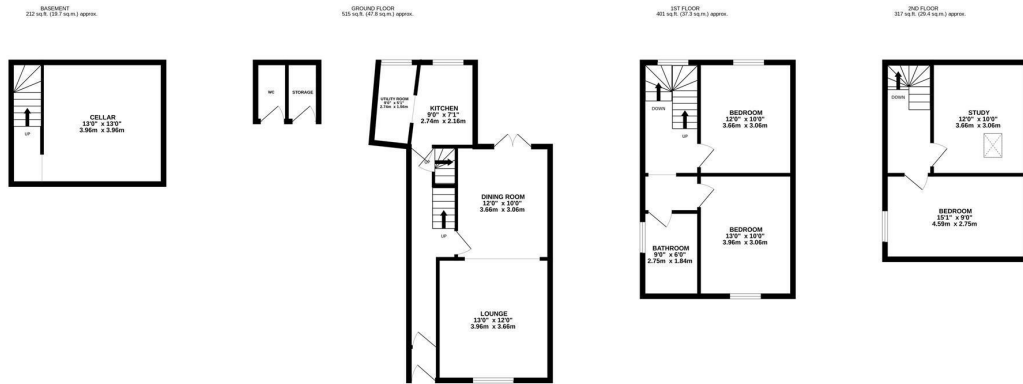
£260,000



OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 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 & Connecting Dining Room



Modern and stylish Kitchen with high gloss grey wall & base units



Two Double Bedrooms to the First Floor plus loft space storage to 2nd floor.



Luxurious refitted bathroom with freestanding bath and a double shower enclosure.



Private enclosed garden with store barn and outside w.c.



On street parking.



## WHAT'S GREAT?

Nestled in the heart of Oxford Street, Wellingborough, this characterful 2 bedroom+ house is a true gem waiting to be discovered. As you step inside, you are greeted by a hallway adorned with high gloss laminate flooring, leading you to a charming dining room with French doors that open up to a delightful lounge area.

The Kitchen is fully fitted with grey gloss wall and base units with a contemporary white marbled effect work surface over and added comfort of under floor heating. The adjoining utility room has space and plumbing to accommodate the washing machine and tumble dryer.

This semi-detached property offers flexible accommodation, perfect for a growing family or those who love to entertain. The first floor, accessible via a staircase, boasts two double bedrooms along with the luxurious contemporary 4-piece bathroom is a sanctuary in itself, featuring a stylish slipper bath and a shower enclosure for those relaxing evenings after a long day.

The second floor offers a potential subject to planning permission of a third double bedroom and a study with roof light, each exuding a unique charm despite some restricted head height which also applies to the stairwell access.

The property benefits from double glazing and gas fired central heating via radiators for all year around comfort.

The garden is highly private, offering a lawn area and a patio, with two outside store barns providing storage and outdoor w.c.

While the current parking arrangements are on street, we understand that planning permission was once sought to provide off road parking to the front courtyard garden, although this may require a resubmission.

With its prime location and versatile living spaces, this property on Oxford Street is not just a house, but a place where memories are made and cherished. Don't miss the opportunity to make this house your home.

...expect excellence



# SELLER'S SECRET

We've put some real love into this family home, we've updated the Kitchen and utility room and the now beautiful first floor bathroom too.

We have been so happy here and We hope the new owners will enjoy these improvements.



## Why we like it....

We love character homes here at Oscar James. This property is one of those unique and special properties. 21 Oxford Street is very well presented and would make a fabulous family home in turn key condition!

We advise you book your viewing with us today on 01933 830 300, to avoid any disappointment.

# OSCAR JAMES

Central Hall 1a High Street, | Wellingborough |  
NN8 4HT  
01933 830300  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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