

Ruskin Avenue  
Wellingborough  
NN8 3EG

£300,000

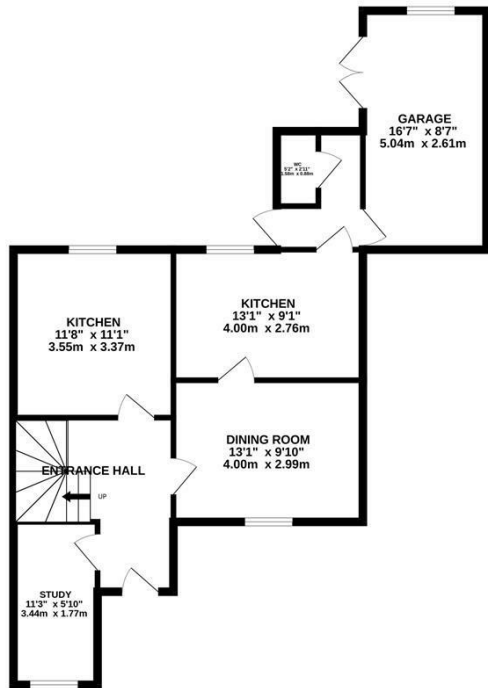


OSCAR JAMES

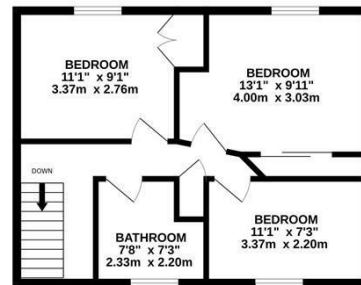
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1193 sq.ft. (110.8 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...



Three Reception Rooms



Fitted Kitchen



Three Double Bedrooms



Family Bathroom & Cloakroom



Rear Garden with Several Seating Areas & Lighting



Off Road Parking, Carport & Garage



## WHAT'S GREAT?

Welcome to Ruskin Avenue, Wellingborough - a charming location for this delightful three-bedroom semi-detached house. Located with close proximity to local conveniences and schools. This property boasts not only three spacious bedrooms but also the potential for a fourth reception room, providing ample space and versatility for all your needs.

As you step inside, you'll be greeted by a warm and inviting atmosphere with a large entrance hall, three reception rooms offering versatility for your lifestyle. The garden room/garage is a hidden gem, providing the perfect spot to relax and unwind, or perhaps even create a fourth reception room to suit your preferences.

With a downstairs cloakroom and family bathroom, provide convenience in

this lovely home. The generous rear garden is truly enchanting, especially at night when the lighting transforms it into a magical space, perfect for entertaining or simply enjoying a peaceful evening outdoors.

Parking will never be an issue with ample off-road parking available for several vehicles, ensuring both convenience and peace of mind. This property has been updated throughout and is in a move in, ready condition. Don't miss the opportunity to make this charming property your own and experience the comfort and potential it has to offer.

...expect excellence



# SELLER'S SECRET

We're of the understanding that our home used to be the old Police house along with the adjoining property next door. We have redecorated throughout very neutrally so the next owner can just move in, unpack and put the kettle on.



## Why we like it....

The log burner in the living room provides warmth and character in the colder winter months. with enough reception rooms for the whole family to have privacy as and when needed. I have to comment on the rear garden which for us is one of the many highlights for this property.

# OSCAR JAMES

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To buy or not to buy....

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