

**HENDERSON
CONNELLAN**

ESTATE AGENTS



“Captivated by Character”



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This period three-bedroom terraced property offers a convenient location in the heart of Wellingborough, a great degree of scope for modernisation and is offered for sale with no chain.

Property Highlights

- Located in the heart of Wellingborough, this three-bedroom terraced property is just a short walk away from Wellingborough train station, providing fantastic commuter rail links to London and the A45 and A509 are in close proximity, offering convenient travel links by car. The town centre is also within close walking distance providing access to the town amenities.
- Offered for sale with no chain and providing scope for modernisation.
- Entrance through the uPVC and glass panelled front door leads to the Entrance Porch with period red brick tiled flooring and a further period timber and glass panelled door leads to the Entrance Hall, where you will find access into the ground floor accommodation and stairs that rise to the first floor.
- Well-proportioned Dining Room, benefitting from an abundance of character to include high ceilings, deep moulded skirting boards, a marble hearth and fireplace and naturally light from the bay window to the front elevation.
- Living Room, with a continuation of character features such as deep moulded skirting boards, high ceilings, a ceramic tiled fireplace and hearth, and a window to the rear elevation.
- Spacious Breakfast Room with a tile effect vinyl flooring, a window to the side elevation, eye and base level units topped with a roll top work surface, space for a fridge freezer (not included), a useful understairs storage cupboard, and access to the airing cupboard and Kitchen.
- Naturally light Kitchen with a continuation of the tiled effect vinyl flooring, tiled walls, a window to the side elevation and equipped with a roll top work surface, a stainless-steel sink and draining board, space and plumbing for one undercounter appliance, and a free-standing oven with four ring electric hob (not included). It also provides access to the back door and a ground floor WC to include a low-level WC and a window to the rear elevation.
- Stairs flow up to the first-floor Landing, allowing access to the first-floor accommodation and to a useful hatch providing access to the Loft.
- Three Bedrooms, two of which are double in size with the Principal Bedroom benefitting from natural light through the two windows to the front elevation.
- Family Bathroom comprising of tiled walls, a window to the side elevation and a three-piece suite to include a low level WC, a pedestal wash hand basin and a panel enclosed bath with Mira shower over.



Alexandra Road,
Wellingborough,
NN8 1EG



Outside

The property benefits from a low maintenance forecourt, setting it back from the road. The enclosed forecourt comprises of a low-level brick wall to the front, a paved hardstanding, and an iron gate that provides access to the path to the front door. The enclosed rear Garden boasts a period feel from the original red brick walls that form the boundaries and there is a secure timber gate providing rear access. There is a small section of lawn, two paths that flow up the Garden, a timber shed and planted borders.

Floorplan



Total Area Measurements (Approx.)
954.90 sqft / 88.71 sqm



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