

“Put Your Own Stamp...”



**HENDERSON
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ESTATE AGENTS

“Put Your Own Stamp...”

...on this three bedroom terrace Property. Requiring modernisation, the Property offers an excellent opportunity for you to create the living space you desire, or as an ideal investment property.



Minerva Way,
Wellingborough,
NN8 3TU





Property Highlights

Situated just off Queensway, within close walking distance to Queensway Medical Centre, the convenience store and other local amenities. The A509 is just a short drive away providing excellent travel links by car to the A45, A14 and Rushden Lakes.

The Property requires cosmetic modernisation. There is already uPVC double glazed windows and doors, an upgraded fuseboard and a modern combi boiler, fitted in 2025 with a 5-year manufacturer warranty.

Entrance through the uPVC front door leads into the Entrance Hall with a useful understairs storage cupboard, doors to the ground floor rooms and stairs rising to the first floor.

Fitted Kitchen to include ceramic tiled flooring, tiled splashbacks, a useful pantry cupboard, eye and base level units, roll top work surfaces, a stainless steel one and a half bowl sink with a draining board, and space for appliances (not included).

Open plan Living/Dining room, naturally light from the floor to ceiling window and the glass panelled uPVC door to the Garden. There is ample space to arrange furniture in a variety of ways, a door into the Kitchen and a door to the Entrance Hall.

Ground floor WC with a window to the front elevation and a two piece suite to include a low-level WC and a compact wall-mounted wash basin.

The stairs flow up to the first floor Landing with natural light coming in from the window to the front elevation. There is a hatch to the loft, a useful airing cupboard housing the modern combi boiler, and a large cupboard that provides excellent storage space.

Three bedrooms, all of which offer excellent proportions and two are fantastic sized double rooms.

Bathroom featuring tiled walls, a high-level window and a three piece suite to include a low-level WC, a pedestal wash hand basin and a bath with an electric 'Triton' shower over.

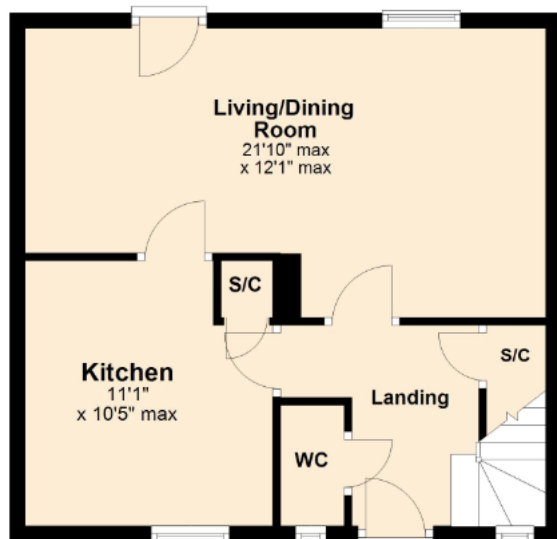
Various areas in the local vicinity providing unallocated parking spaces for residents use.

Outside

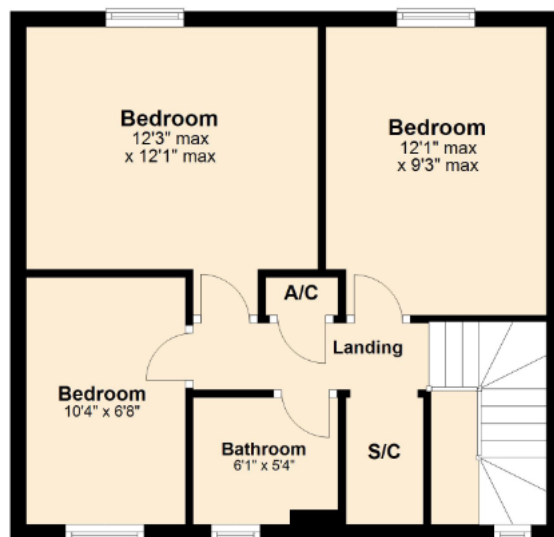
There is a forecourt to the front of the Property with paved path to the front door, flanked by two small lawn areas.

The south-east facing rear Garden features a brick wall forming the rear boundary and a secure timber gate for access. There is also a timber shed and an array of hard standing areas ideal for entertaining.

Ground Floor



First Floor



Total Area Measurements (Approx.)

Total - 910.20 sqft / 84.56 sqm



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.