









welcome to

Ebbw Vale Road, Irthlingborough Wellingborough

William H Brown are pleased to offer this Three bedroom detached property. The property briefly compromises of modern kitchen/diner, utility room, down stairs cloakroom and spacious lounge with doors leading to the rear garden. Three bedrooms with en-suite to master, family bathroom.













Entrance Hall

Entered via wooden door to the front aspect, stairs rising to the first floor landing and radiator.

Lounge

16' 7" x 10' 3" (5.05m x 3.12m)

Double glazed window to the front aspect, double glazed patio doors to the rear aspect, television point and two radiators.

Kitchen

16' 6" x 9' 7" (5.03m x 2.92m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, tiling to splash backs, pull out corner unit and spice rack, electric double oven and five ring gas hob with cooker hood over, integrated dishwasher, space for fridge/freezer, double glazed window to the front and rear aspects and radiator.

Utility Room

6' 1" x 5' 1" (1.85m x 1.55m)

Double glazed door to the rear aspect, plumbing for washing machine, central heating boiler and door to the cloakroom.

Cloakroom

WC, wash hand basin, extractor fan, tiling and radiator.

First Floor Landing

Double glazed window to the rear aspect, stairs rising from the entrance hall, airing cupboard with tank, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

10' 5" x 10' (3.17m x 3.05m)

Double glazed window to the front aspect, built in wardrobe, radiator and door to en suite.

En Suite

Double glazed obscure window to the front aspect, WC, wash hand basin, shower cubicle, extractor fan and radiator.

Bedroom Two

10' 4" x 9' 5" (3.15m x 2.87m) Double glazed window to the front aspect and radiator.

Bedroom Three

7' 3" x 6' 9" (2.21m x 2.06m)

Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, bath, spot lights and radiator.

Externally

Front

Lawn area and paved path to the front door.

Rear Garden

Laid to lawn, patio providing a seating area, pergola to the side and parking for several cars.

Garage

Accessed via up and over door, power and lighting connected and double glazed door leading to the garden.





welcome to

Ebbw Vale Road, Irthlingborough Wellingborough

- Detached Family Home
- Modern Living
- Three Bedrooms
- Off Road Parking
- En-suite To Master

Tenure: Freehold EPC Rating: C

£285,000







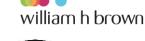


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RSD109314



Property Ref: RSD109314 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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