









## welcome to

## Norman Way, Irchester WELLINGBOROUGH

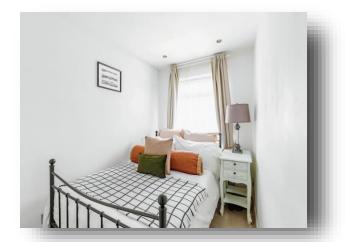
This Three bedroom Mid Terrace home offers a driveway and a garage. To the ground floor you will find; entrance porch, lounge and kitchen/diner. On the first floor are the Three bedrooms and the family bathroom. Externally the rear garden is laid with lawn and has a patio providing a seating area.













#### **Entrance Porch**

Entered via double glazed door to the front aspect and door into the lounge.

## Lounge

16' 7" x 13' (5.05m x 3.96m)

Double glazed window to the front aspect, under stairs storage cupboard, radiator and television point.

#### Kitchen / Diner

13' x 9' 10" ( 3.96m x 3.00m )

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, electric cooker with cooker hood over, plumbing for washing machine, space for fridge/freezer, tiled flooring, double glazed window to the rear aspect, radiator, stairs rising to the first floor landing and double glazed door to the rear aspect.

## **First Floor Landing**

Stairs rising from the kitchen/diner, access to loft space, doors to the bedrooms and bathroom.

#### **Bedroom One**

13' x 8' 8" ( 3.96m x 2.64m )

Double glazed window to the rear aspect, fitted wardrobe and radiator.

#### **Bedroom Two**

11' 4" x 6' 6" ( 3.45m x 1.98m )

Double glazed window to the front aspect, airing cupboard and radiator.

#### **Bedroom Three**

8' 1" x 6' 2" ( 2.46m x 1.88m )

Double glazed window to the front aspect, central heating boiler and radiator.

#### **Bathroom**

WC, wash hand basin, bath with shower over, extractor fan, shaver point, full tiling and heated towel rail.

## **Externally**

#### Front

Driveway providing off road parking for several cars.

#### Rear Garden

Mainly laid to lawn, patio providing a seating area, plant bed borders, outside tap, door into the garage and fence enclosing the garden.

#### Garage

To the rear of the property, accessed via up and over door, power and lighting connected.





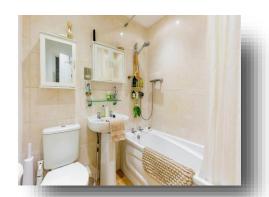
## welcome to

# Norman Way, Irchester WELLINGBOROUGH

- THREE BEDROOMS
- OFF ROAD PARKING
- NO ONWARD CHAIN
- GARAGE AT THE REAR
- READY TO MOVE IN

Tenure: Freehold EPC Rating: D

## £245,000









Please note the marker reflects the postcode not the actual property

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Property Ref: RSD109292 - 0003 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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