



**Midland Road, Wellingborough NN8 1HA**

**welcome to**

**Midland Road, Wellingborough**

For sale with tenat in situ. to an investor/landlord only. Offered for sale is this stylish two bedroom duplex apartment to include an en-suite bathroom and separate shower room. This property is very well appointed throughout with a kitchen offering built in appliances. Excellent town centre living



### **Entrance Porch**

Communal entrance with stairs to entrance.

### **Entrance Hall**

Two windows to the rear, radiator, entry phone system, stairs to bedroom and wooden flooring.

### **Living Room**

14' 4" x 8' 4" ( 4.37m x 2.54m )

Two windows to the front, radiator and wooden flooring.

### **Kitchen**

15' x 8' 5" ( 4.57m x 2.57m )

An L shaped area with fitted wall and base level units, work surfaces over, stainless steel sink and drainer, electric oven and hob with extractor fan, built in fridge, freezer and washing machine, under stairs cupboard and window to the front.

### **Bedroom Two**

9' 2" x 8' 4" ( 2.79m x 2.54m )

Window to the front, radiator and built in wardrobe

### **Bedroom One (upstairs)**

12' 6" x 10' 2" max ( 3.81m x 3.10m max )

Window to the front and radiator with door to;

### **En-Suite**

WC, wash hand basin, bath with plumbed shower over and separate attachment. Tiled surrounds and floor, extractor, chrome towel rail and window to the rear.



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welcome to

## Midland Road, Wellingborough

- Two Bedroom Top Floor Duplex Apartment
- En-Suite Bathroom and Separate Shower Room
- Very Well Appointed Throughout
- Radiator Central Heating
- FOR SALE WITH TENANT IN SITU TO AN INVESTOR/LANDLORD ONLY

Tenure: Leasehold EPC Rating: D

**£115,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WBR111412 - 0013

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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