



Gannet Lane, Wellingborough NN8 4NP

welcome to

Gannet Lane, Wellingborough

End of terrace

Three bedrooms

Kitchen/breakfast room



Entrance Hall

Part frosted double glazed door to side, cloaks cupboard, radiator.

Cloakroom

Double glazed window to side, suite comprising low level WC, wall mounted wash hand basin, tiled splashbacks and floor.

Lounge

15' 10" x 11' 11" (4.83m x 3.63m)

Double glazed door and windows to rear, radiator, built-in understairs storage cupboard.

Kitchen/ Breakfast Room

15' 11" x 11' 11" (4.85m x 3.63m)

Double glazed windows to front, kitchen comprising built-in base and wall storage units, plumbing for washing machine, space for cooker, single drainer stainless steel sink unit inset to work surface, tiled splash backs and flooring, breakfast bar, stairs rising to first floor landing.

First Floor Landing

Three built-in storage cupboards with one housing boiler, hatch to loft space.

Bedroom One

11' x 11' (3.35m x 3.35m)

Double glazed window to front, radiator,

Bedroom Two

15' x 8' 2" (4.57m x 2.49m)

Double glazed window to rear, radiator.

Bedroom Three

9' 1" x 7' 5" (2.77m x 2.26m)

Double glazed window to rear.

Bathroom

Frosted double glazed window to front, suite comprising panelled bath, pedestal wash hand basin, low level WC, complimentary tiled splash backs.

Outside Front Garden

Enclosed by timber fencing.

Rear Garden

Enclosed by timber fencing, laid mainly to lawn.

Agents Note:

Can be sold with tenant insitu who is holding over on an Assured Shorthold Tenancy that expired on 5 April 2007 at a current passing rent of £775 PCM



view this property online williamhbrown.co.uk/Property/WBR113001



welcome to

Gannet Lane, Wellingborough

- End of terrace
- Three bedrooms
- Kitchen/breakfast room
- Double glazing
- Gas radiator heating

Tenure: Freehold EPC Rating: C

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113001



Property Ref:
WBR113001 - 0009

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.



william h brown



01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk