



Gannet Lane, Wellingborough NN8 4NN

welcome to

Gannet Lane, Wellingborough

This three bedroom mid terrace is located close to the town centre and benefits from a refitted kitchen, bathroom and modern gas radiator central heating. There is a large lounge, separate dining room and three good sized bedrooms. This property would make an excellent first time purchase.



Entered Via:

UPVC door to:

Entrance Hall

Tiled floor.

Cloakroom

WC, wash hand basin, radiator, tiled surrounds, tiled floor.

Lounge

16' 2" x 12' (4.93m x 3.66m)

Double glazed picture window and door to rear, radiator, tiled floor, understairs cupboard.

Dining Room

12' x 9' 4" (3.66m x 2.84m)

Double glazed picture window to front, radiator, tiled floor, understairs cupboard.

Kitchen

11' 10" x 6' (3.61m x 1.83m)

Fitted with a range of modern base and eye level units with work surface over, stainless steel sink and drainer unit, fitted electric oven, five ring gas hob, space for white goods, tiled floor, double glazed picture window to front.

Inner Hall

Inner hallway between lounge and dining room with stairs to first floor.

**First Floor
Landing**

Loft access, cupboard with central heating boiler and two additional shelved cupboards.

Bedroom One

12' x 11' (3.66m x 3.35m)

Double glazed picture window to front, radiator.

Bedroom Two

12' x 8' 4" (3.66m x 2.54m)

Double glazed picture window to rear, radiator, built-in wardrobes,

Bedroom Three

9' 2" x 7' 6" (2.79m x 2.29m)

Double glazed picture window to rear, radiator.

Bathroom

A modern white suite to include WC, wash hand basin, bath with shower over, tiled walls and floor, radiator, double glazed window to front.

**Outside
Front Garden**

Set back from the path with an open plan frontage.

Rear Garden

Fence enclosed with patio and path to gated rear access.



view this property online williamhbrown.co.uk/Property/WBR110655



welcome to

Gannet Lane, Wellingborough

- A well presented three bedroom mid terrace
- Refitted kitchen and bathroom
- Gas radiator central heating
- An excellent first time home
- Good potential for an investor landlord

Tenure: Freehold EPC Rating: C

offers over

£175,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR110655



Property Ref:
WBR110655 - 0005

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