



**Irchester Road, Wollaston, Wellingborough NN29 7RW**

**welcome to**

**Irchester Road, Wollaston, Wellingborough**

Situated in the sought after village of Wollaston, this attractive three bedroom Victorian brick terrace cottage offers easy access to local amenities of shops, a popular school and village pub. The property benefits from double glazing, gas radiator heating and a spacious lounge/diner.



### **Entrance Hall**

Radiator, stairs to first floor landing.

### **Lounge/ Dining Room**

22' 4" x 12' 4" max ( 6.81m x 3.76m max )

A "through" room with double glazed windows to front and rear, fireplace to lounge area, full height cupboard in dining area, two radiators, understairs cupboard.

### **Kitchen**

10' x 8' ( 3.05m x 2.44m )

Range of base and eye level units, stainless steel sink and drainer unit, fitted electric oven and hob, space for white goods, radiator, double glazed window and door to side.

### **First Floor Landing**

Loft access.

### **Bedroom One**

11' x 10' 6" max ( 3.35m x 3.20m max )

Double glazed window to rear, radiator, in-built wardrobe.

### **Bedroom Two**

11' 8" x 8' ( 3.56m x 2.44m )

Double glazed window to front, radiator.

### **Bedroom Three**

8' plus recess x 7' 4" ( 2.44m plus recess x 2.24m )

Double glazed window to front, radiator.

### **Bathroom**

Suite comprising WC, wash hand basin, bath, shower cubicle, radiator, cupboard with central heating boiler, double glazed window to rear.

### **Outside Front Garden**

Small paved courtyard with retaining wall.

### **Rear Garden**

There is a good size fence enclosed rear garden with a lawn. At the far rear is an area of hard standing with a gate leading on to a service road.



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welcome to

## Irchester Road, Wollaston Wellingborough

- Victorian terrace cottage
- Three bedrooms
- Spacious lounge/diner
- Gas radiator central heating
- Double glazing

Tenure: Freehold EPC Rating: D

**£215,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR113084 - 0004

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