



**Fourth Avenue, Wellingborough NN8 3NE**

**welcome to**

**Fourth Avenue, Wellingborough**

This established three bedroom semi detached home is located in one of the towns most sought after areas. This good size property benefits from ample off road parking, a single garage, a very long lawn with a conservatory extension.



**Entered Via:**

Double glazed door to:

**Entrance Hall**

Radiator, full height storage/cloak cupboard, stairs to first floor landing, two understairs storage cupboards.

**Lounge**

12' into bay x 11' 4" into recess ( 3.66m into bay x 3.45m into recess )

Double glazed bay window to front, radiator, open plan to:

**Dining Area**

12' 10" x 11' 4" max ( 3.91m x 3.45m max )

Radiator, gas fire with back boiler, double glazed doors to conservatory.

**Kitchen**

15' 2" x 8' max ( 4.62m x 2.44m max )

Fitted base and eye level units with work surface over, stainless steel sink and drainer unit, tiled surrounds and tiled floor, space for white goods, double glazed window to rear, double glazed door to side.

**Utility/ W C**

WC, space for white goods, fitted cupboard, double glazed window to rear, loft hatch.

**Conservatory**

9' 10" x 8' 4" ( 3.00m x 2.54m )

UPVC double glazed construction.

**First Floor Landing**

Double glazed window to side, loft access.

**Bedroom One**

13' 8" into window x 11' 4" into recess ( 4.17m into window x 3.45m into recess )

Double glazed "oriel" window to front, radiator, fitted over bed units, bedside units and fitted wardrobes.

**Bedroom Two**

12' 4" x 11' 4" into recess ( 3.76m x 3.45m into recess )

Double glazed window to rear, fitted airing cupboard.

**Bedroom Three**

8' 4" x 6' 4" max ( 2.54m x 1.93m max )

Double glazed window to front, radiator.

**Bathroom**

WC, wash hand basin, bath, shower cubicle, tiled surrounds, radiator, double glazed window to rear.

**Outside Front Garden**

Dropped kerb with block paved driveway for a number of vehicles. A gated side access leads to the rear. There is a single garage to the side with a window to side and courtesy door (power and light connected).

**Rear Garden**

The rear garden is an excellent size and comprises of a full width patio with a generous sized lawn. There is ample space for sheds, greenhouse, workshop etc.



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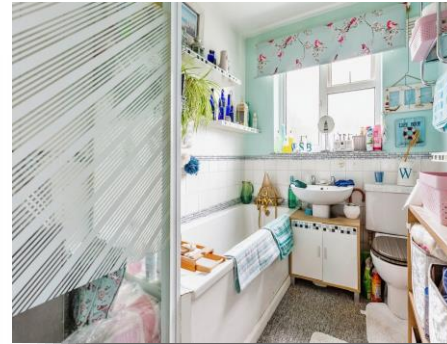
## Fourth Avenue, Wellingborough

- An established three bedroom property
- Ample parking and a garage
- A very well presented rear garden
- Conservatory extension
- Located in one of the towns most sought after roads

Tenure: Freehold EPC Rating: D

offers in the region of

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR113077 - 0006

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