



Elsden Road, Wellingborough NN8 1PY

welcome to

Elsden Road, Wellingborough

This large mid terrace property is ideally placed for the town centre and is just a short walk to the train station. The property has been divided into a one bedroom ground floor flat and a two bedroom first floor flat, but is being sold on one title as a single property.



Communal Entrance Hall

Door to entrance hall.

Ground Floor Flat

Lounge

13' 10" max x 12' (4.22m max x 3.66m)
Double glazed doors to rear, radiator, built-in cupboard.

Kitchen

10' 10" x 9' 10" (3.30m x 3.00m)
Fitted base and eye level units with work surface over, stainless steel sink and drainer unit, tiled surrounds and tiled floor, fitted oven, gas hob and extractor, space for white goods, wall mounted central heating boiler, radiator, understairs pantry, double glazed door to rear,

Bedroom One

13' 4" into bay x 12' 8" max (4.06m into bay x 3.86m max)
Double glazed window to front, radiator.

Shower Room

WC, wash hand basin, shower cubicle, tiled walls and floor, towel rail, double glazed window to side.

Outside

Rear Garden

There is a wall enclosed garden to the rear with patio and lawn, gated side access.

First Floor Flat

Landing

Stairs from entrance hall to first floor landing, radiator, loft access, built-in cupboard.

Lounge

13' 3" max x 12' (4.04m max x 3.66m)
Double glazed window to rear, radiator.

Kitchen

10' 10" x 5' plus door recess (3.30m x 1.52m plus door recess)
Fitted base and eye level units with work surface over, stainless steel sink and drainer unit, fitted oven, hob and extractor, space for white goods, radiator, double glazed window to rear.

Bedroom One

11' 6" x 11' 4" max (3.51m x 3.45m max)
Double glazed window to front, radiator, wall mounted central heating boiler.

Bedroom Two

8' 4" plus door recess x 7' 4" (2.54m plus door recess x 2.24m)
Double glazed window to front, radiator.



view this property online williamhbrown.co.uk/Property/WBR113131



welcome to

Elsden Road, Wellingborough

- A substantial mid terrace property
- Currently providing a two bedroom first floor flat
- And a one bedroom ground floor flat
- Sold as a single property
- Excellent rental purchase

Tenure: Freehold EPC Rating: D

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113131



Property Ref:
WBR113131 - 0004

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