



**Herriotts Lane, Wellingborough NN8 4PX**

**welcome to**

**Herriotts Lane, Wellingborough**

A rare opportunity to purchase this one bedroom ground floor apartment in a town centre location close to local shops and amenities and ideal for first time buyers or investors. In need up updating.



**Hall**

Double glazed door to front.

**Lounge**

14' 3" x 9' 6" ( 4.34m x 2.90m )

Frosted double glazed window to front, feature fireplace.

**Kitchen**

14' 1" x 8' 7" ( 4.29m x 2.62m )

Frosted double glazed window to front, kitchen comprising single drainer stainless steel sink unit, work surface, base and wall mounted storage units, built-in oven, hob and extractor.

**Bedroom**

13' 8" plus recess x 10' 7" ( 4.17m plus recess x 3.23m )

Double glazed window to front, built-in storage housing electric meter, storage cupboard.

**Bathroom**

Panelled bath, pedestal wash hand basin, low level WC, extractor fan, tiled splash backs.



***view this property online*** [williamhbrown.co.uk/Property/WBR113164](http://williamhbrown.co.uk/Property/WBR113164)



welcome to

## Herriotts Lane, Wellingborough

- Ground floor
- Town centre location
- One bedroom apartment
- Double glazed
- Ideal for first time buyer/investor

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£85,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBR113164](http://williamhbrown.co.uk/Property/WBR113164)



Property Ref:  
WBR113164 - 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](mailto:wellingborough@williamhbrown.co.uk)



5 Sheep Street, WELLINGBOROUGH,  
Northamptonshire, NN8 1BL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**