









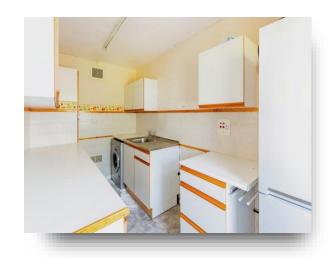
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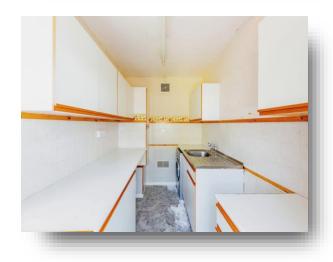
# **Fulmar Lane, Wellingborough**

This three bedroom mid terrace would make a very affordable first time purchase or an excellent rental investment. The property benefits from modern double glazing and "warm air" central heating. The rear garden backs onto a large, open green area.

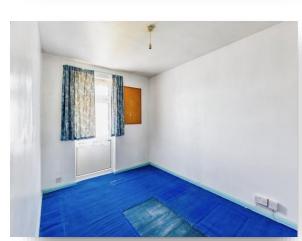












#### **Entered Via:**

UPVC double glazed door to:

### **Entrance Hall**

Meter cupboard.

### Cloakroom

WC, wash hand basin, part tiled walls, double glazed window to side.

### Lounge

16' 6" x 12' (5.03m x 3.66m)

Two double glazed windows to front, warm air vent, understairs cupboard with warn air central heating boiler.

### Inner Hall

Stairs to first floor landing.

### **Dining Room**

11' 10" x 9' 4" ( 3.61m x 2.84m ) Double glazed window and door to rear, warm air

vent, understairs cupboard.

### Kitchen

11' 10" max x 6' 2" ( 3.61m max x 1.88m )

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

# First Floor Landing

Loft access, three built-in storage cupboards.

### **Bedroom One**

12' x 11' (3.66m x 3.35m) Double glazed window to front, warm air vent.

### **Bedroom Two**

11' 10" x 8' 4" ( 3.61m x 2.54m ) Double glazed window to rear, built-in wardrobe.

### **Bedroom Three**

9' x 7' 6" ( 2.74m x 2.29m ) Double glazed window to rear.

### **Wet Room**

WC, wash hand basin, shower area, tiled surrounds, wall mounted electric heater, double glazed window to front.

### Outside Front Garden

Small fence enclosed frontage.

### **Rear Garden**

Fence enclosed with patio, borders, ornamental pond, timber shed, gated access onto an open green area.





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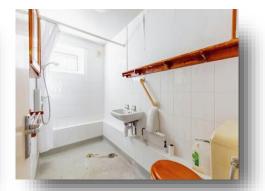
# **Fulmar Lane, Wellingborough**

- A three bedroom mid terrace
- Double glazing and "warm air" central heating
- In need of some improvement throughout
- An excellent first time home or rental investment
- No upward chain

Tenure: Freehold EPC Rating: D

£160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113247



Property Ref: WBR113247 - 0003 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.

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