



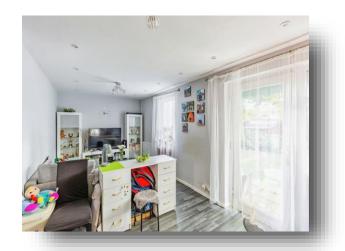


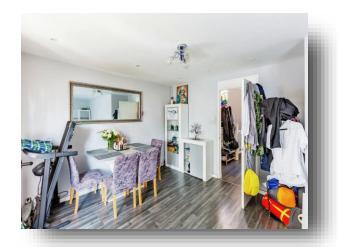


welcome to

Osprey Lane, Wellingborough

A well presented three bedroom, mid terrace with a modern kitchen, downstairs cloakroom, three generous bedrooms, double glazing, gas central heating and ideal for first time buyers or investors. Viewing highly recommended.













Entrance Hall

Part double glazed door to front, wood laminate flooring, radiator, built-in under stairs storage cupboard, stairs rising to first floor landing.

Cloakroom

Frosted double glazed window to front. Suite comprising vanity unit with wash hand basin, low level WC.

Lounge

21' 9" x 12' narrowing to 9'4 (6.63m x 3.66m narrowing to 9'4)

Double glazed windows and door to rear, wood laminate flooring, two radiators, ceiling lights.

Kitchen

11' 1" max x 10' 5" max (3.38m max x 3.17m max) Double glazed window to front. Kitchen comprising one and a half bowl stainless steel sink unit inset to work surface, base and wall mounted storage units, breakfast bar, radiator, plumbing for washing machine.

First Floor Landing

Double glazed window to front, hatch to loft, built-in storage cupboard.

Bedroom One

12' 3" x 9' 2" (3.73m x 2.79m) Double glazed window to rear, radiator.

Bedroom Two

12' 5" x 9' 11" (3.78m x 3.02m) Double glazed window to rear, radiator.

Bedroom Three

 $10' \ 8" \ x \ 6' \ 9" \ (\ 3.25m \ x \ 2.06m \)$ Double glazed window to front, radiator.

Bathroom

Frosted double glazed window to front, Suite comprising panelled bath, pedestal wash hand basin, low level WC, wall mounted boiler, wall mounted heated towel rail, tiled splash backs.

Outside Front Garden

Open plan and laid to lawn with shrub borders.

Rear Garden

Enclosed, laid to lawn with patio area, rear pedestrian access.





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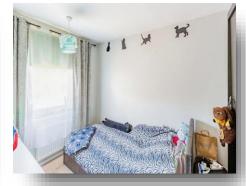
- Three generous bedrooms
- Mid terrace family home
- Ideal for first time buyers or investors
- Modern kitchen
- Downstairs cloakroom

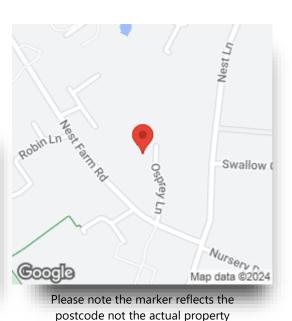
Tenure: Freehold EPC Rating: C

£175,000









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Property Ref: WBR113289 - 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.

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