



Brook Street East, Wellingborough NN8 1ND

welcome to

Brook Street East, Wellingborough

Close to the town centre and train station, this three bedroom modern mid terrace is offered with no chain and benefits from built-in kitchen appliances to include oven, hob, extractor hood, built-in fridge/freezer, dishwasher and washing machine.



Entrance Hall

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

Cloakroom

Suite comprising low level WC, vanity unit with wash hand basin, extractor fan, ceiling light.

Lounge

14' 9" x 13' 5" (4.50m x 4.09m)

Double glazed French doors to rear, radiator, ceiling lights.

Kitchen

17' 3" x 8' 3" (5.26m x 2.51m)

Double glazed window to front. Kitchen comprising one and half bowl stainless steel sink unit inset to work surface, base and wall storage units, built-in oven, hob and extractor fan, built-in washing machine, dishwasher and fridge freezer, ceiling lights, radiator, wood laminate flooring.

First Floor Landing

Hatch to loft space, radiator, built-in storage cupboard.

Bedroom One

12' 6" max x 9' 1" (3.81m max x 2.77m)

Double glazed window to front, built-in wardrobes, radiator.

Bedroom Two

12' x 7' 1" (3.66m x 2.16m)

Double glazed window to rear, built-in wardrobes, radiator.

Bedroom Three

9' 9" x 7' 3" (2.97m x 2.21m)

Double glazed window to rear, built-in wardrobe, radiator.

Bathroom

Frosted double glazed window to rear. Suite comprising panelled bath with shower over and screen, low level WC, vanity unit with wash hand basin, wall mounted heated towel rail, ceiling lights, tiled splash backs and extractor fan.

Outside Rear Garden

Enclosed by brick walling and timber fencing, paved patio area, laid to lawn, side pedestrian access.

Parking

Parking in numbered bays.



view this property online williamhbrown.co.uk/Property/WBR113311



welcome to

Brook Street East, Wellingborough

- Modern end of terrace
- Three bedrooms
- Built-in kitchen appliances
- Easy access to the town and train station
- Two allocated parking spaces

Tenure: Freehold EPC Rating: B

guide price

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113311



Property Ref:
WBR113311 - 0002

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