









# welcome to

# **Brook Street East, Wellingborough**

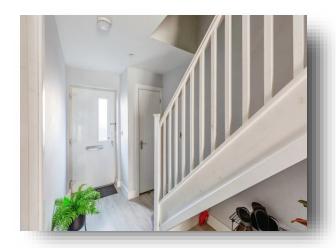
A modern three bedroom terrace with easy access to the town centre and suitable for first time buyers and investors. The property benefits from built-in appliances to the kitchen, downstairs cloakroom, double glazing, allocated parking and is offered with no chain.













#### **Storm Porch**

#### **Entrance Hall**

Part frosted double glazed door to front, stairs rising to first floor landing, built-in understairs area, storage cupboard.

## Cloakroom

Suite comprising WC, vanity unit with wash hand basin, radiator, extractor fan, ceiling lights.

## Lounge

14' 8" x 13' 5" ( 4.47m x 4.09m )

Double glazed French door to rear, radiator, two radiator, ceiling lights.

## **Kitchen/ Breakfast**

17' 2" x 8' 3" ( 5.23m x 2.51m )

Double glazed window to front. Kitchen comprising one and a half bowl single drainer stainless steel sink unit inset to work surface, range of base and wall mounted storage units, built-in oven, hob and extractor fan, built-in fridge/freezer and washing machine, wall mounted boiler, ceiling lights, radiator.

#### First Floor

# Landing

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

#### **Bedroom One**

12' 6" x 9' ( 3.81m x 2.74m )

Two double glazed windows to front, built-in wardrobes, radiator.

### **Bedroom Two**

12' 1" x 7' 3" ( 3.68m x 2.21m )

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

### **Bedroom Three**

9' 9" x 7' 3" max ( 2.97m x 2.21m max ) Double glazed window to rear, radiator.

#### **Bathroom**

suite comprising panelled bath with shower over, vanity unit with wash hand basin, low level WC, wall mounted heated towel rail, extractor fan, ceiling lights.

#### Outside

#### **Front Garden**

Open plan design with paved path and flower beds.

#### **Rear Garden**

Enclosed by timber fencing, rear pedestrian access, laid mainly to lawn with paved path and patio.





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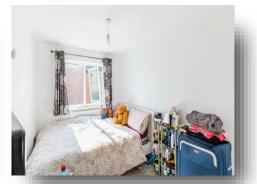
- Modern mid terrace
- Three bedrooms
- Downstairs cloakroom
- Kitchen with built-in appliances
- Allocated parking

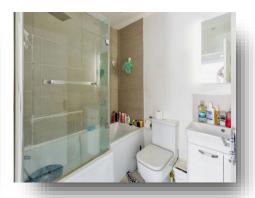
Tenure: Freehold EPC Rating: B

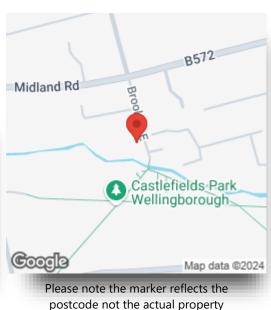
guide price

£230,000









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