









## welcome to

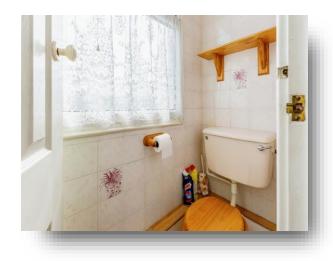
# **Barret Close, Wellingborough**

Offered with no chain is this three bedroom end of terrace family home requiring updating. The property benefits from a downstairs cloakroom, double glazing, gas central heating and fronts onto an open green area.













### Storm Porch Entrance Hall

Part frosted double glazed door and matching side panel to front, wood laminate flooring, stairs rising to first floor landing, radiator, meter cupboard.

#### Cloakroom

Frosted double glazed window to front. Suite comprising low level WC, corner sink, radiator, wood laminate flooring.

## Lounge

18' 11" x 11' 9" ( 5.77m x 3.58m )

Double glazed windows to front and rear, dado rail, coving to ceiling, two radiators.

#### Kitchen

14' 2" x 8' 7" ( 4.32m x 2.62m )

Double glazed window to rear. Kitchen comprising single drainer stainless steel sink unit inset to work surface, base and wall mounted storage units, built-in oven, hob and extractor, plumbing for washing machine, wall mounted boiler, radiator, built-in understairs storage, coving to ceiling.

## First Floor Landing

Radiator, built-in storage cupboard housing boiler,

### **Bedroom One**

11' 9" x 10' 5" ( 3.58m x 3.17m )

Double glazed window to front, radiator, hatch to loft space.

#### **Bedroom Two**

13' 1" x 8' 8" ( 3.99m x 2.64m )

Double glazed window to front, radiator, built-in wardrobe,

#### **Bedroom Three**

8' 3" x 7' 11" ( 2.51m x 2.41m )

Double glazed window to rear, radiator, coving to ceiling.

#### **Bathroom**

Frosted double glazed window to rear. Suite comprising panelled bath, pedestal wash hand basin, tiled splash backs.

## **Separate W C**

Frosted double glazed window to rear, low level WC, tiled splash backs.

#### Outside Rear Garden

Rear pedestrian access via double gate, enclosed by timber fencing, laid mainly to lawn with ornamental pond, block paved patio area.





## welcome to

## **Barret Close, Wellingborough**

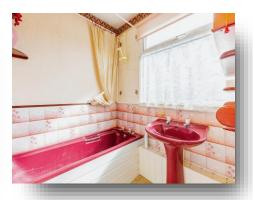
- End of terrace family home
- Three bedrooms
- In need of updating
- Downstairs cloakroom
- Double glazing /gas central heating

Tenure: Freehold EPC Rating: D

£194,995









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/WBR113325



Property Ref: WBR113325 - 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 quidance 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.

01933 276622



william h brown

wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH, Northamptonshire, NN8 1BL



williamhbrown.co.uk

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.