



Shakespeare Road, Wellingborough NN8 3RL

welcome to

Shakespeare Road, Wellingborough

A deceptive three bedroom end of terrace fronting onto an open green and suited to first time buyers or investors. The property is in need of updating but benefits from three spacious bedrooms, generous rear garden, double glazing and radiator heating.



Entrance Hall

Double glazed door to front with full length frosted side panel, stairs rising to first floor landing.

Lounge

18' 1" x 10' 8" (5.51m x 3.25m)

Double glazed patio door to rear, further window to front. Brick fireplace with gas fire, radiator, serving hatch.

Kitchen

13' 1" x 8' 10" (3.99m x 2.69m)

Part frosted double glazed door and double glazed window to rear. Kitchen comprising single drainer stainless steel sink unit inset to work surface, base and wall mounted storage units, plumbing for washing machine, built-in larder cupboard, space for cooker, understairs storage cupboard, radiator.

Utility Room

6' 6" x 5' 7" (1.98m x 1.70m)

Window to side and part glazed door to front, built-in storage units.

First Floor Landing

Hatch to loft space, double glazed window to rear, built-in storage cupboard.

Bedroom One

12' x 10' (3.66m x 3.05m)

Double glazed window to front, built-in range of wardrobes and storage units, radiator.

Bedroom Two

11' x 9' 9" (3.35m x 2.97m)

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

Bedroom Three

7' 10" x 7' 7" (2.39m x 2.31m)

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

Bathroom

Frosted double glazed window to rear. Suite comprising panelled bath, pedestal wash hand basin, tiled splash backs, radiator, built-in storage cupboard.

Separate W C

Frosted double glazed window to rear, radiator, WC.

Outside Front Garden

Open plan design and laid to lawn.

Rear Garden

Enclosed with rear pedestrian access, laid to lawn with raised flower borders and paved patio area.

Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



view this property online williamhbrown.co.uk/Property/WBR113143



welcome to

Shakespeare Road, Wellingborough

- NO CHAIN
- Three spacious bedrooms
- Generous rear garden
- Suited to first time buyers or investors
- In need of updating with development potential

Tenure: Freehold EPC Rating: D

offers over

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113143



Property Ref:
WBR113143 - 0008

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