









welcome to

Park Road, Wellingborough

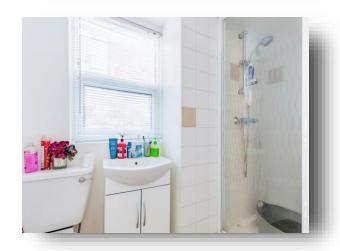
A deceptive 3/4 storey town house offering two reception rooms, four generous bedrooms, basement and attic bedroom. This family home has versatile accommodation, charm, character and offers easy access to the town centre. Viewing is strongly recommended to appreciate the size of accommodation.

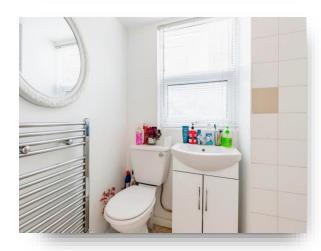












Cloakroom/ Shower Room

Frosted double glazed window to side. Suite comprising built-in shower cubicle, vanity unit with wash hand basin, low level WC, wall mounted heated towel rail.

Lounge

14' 3" x 12' 8" (4.34m x 3.86m)

Double glazed bay window to front, feature Victorian style fireplace, exposed floor boards, radiator, coving to ceiling.

Dining Room

11' 11" plus bay x 10' 7" (3.63m plus bay x 3.23m) Double glazed window to rear, feature fireplace, wood laminate flooring, coving to ceiling, radiator.

Kitchen

Irregular Shaped Room 19' x 10' max (5.79m x 3.05m) Double glazed window to side. Kitchen comprising single drainer stainless steel sink unit inset to work surface, base and wall mounted storage units, fitted extractor hood, wall mounted boiler, radiator, built-in storage cupboard, tiled splash backs and floor.

Utility Room

6' 10" \dot{x} 5' 11" plus recess (2.08m x 1.80m plus recess) Double glazed window and patio door to rear, tiled floor, plumbing for washing machine, wall mounted storage units.

First Floor Landing

Stairs rising to second floor landing, radiator, wood laminate flooring, ceiling lights, hatch to loft space.

Bedroom One

17' 5" x 12' (5.31m x 3.66m)
Double glazed windows to front, exposed floorboards fireplace, coving to ceiling, radiator, ceiling light.

Bedroom Two

11' 10" x 10' 2" (3.61m x 3.10m)

Double glazed window to rear, built-in floor to ceiling wardrobes, wood laminate flooring, radiator.

Bedroom Three

11' 3" x 10' 2" (3.43m x 3.10m)

Double glazed window to rear, radiator, Victorian style fireplace, wood laminate flooring, ceiling lights.

Bathroom

Frosted double glazed window to side. Suite comprising corner bath with shower over, pedestal wash hand basin, low level WC, extractor fan, tiled splash backs and floor, ceiling lights.

Second Floor Landing

Storage cupboards, eaves storage cupboard.

Bedroom Four

12' 1" x 11' 2" (3.68m x 3.40m) Double glazed window to front, wood laminate flooring, radiator.

Basement Room One

11' 9" x 9' 9" (3.58m x 2.97m)

Frosted double glazed window to front, extractor fan, ceiling light, storage cupboard.

Room Two

8' 6" x 3' 10" (2.59m x 1.17m) Ceiling lights.

Outside Front Garden

Forecourt style enclosed by brick wall and is paved.

Rear Garden

Enclosed, side pedestrian access, paved patio area, step upto lawned area, flower and shrub borders, second patio area.





welcome to

Park Road, Wellingborough

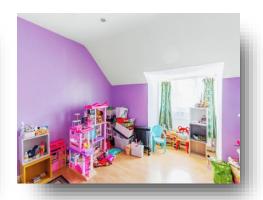
- Three/four storey town house
- Two reception rooms
- Four generous bedrooms
- Attic bedroom
- Basement

Tenure: Freehold EPC Rating: D

£300,000







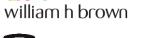


view this property online williamhbrown.co.uk/Property/WBR113415



Property Ref: WBR113415 - 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.







01933 276622



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.