



Albert Road, Wellingborough NN8 1EJ

welcome to

Albert Road, Wellingborough

Ideal for first time buyers or investors, this deceptive three/four bedroom mid terrace property offers spacious accommodation and boasts two reception rooms, two shower rooms and three generous bedrooms. Further benefits are fire doors, gas radiator central heating and part double glazing.



Entrance Porch

Part frosted double glazed door to front.

Entrance Hall

Part frosted double glazed door to front, stairs rising to first floor landing, radiator.

Lounge/ Bedroom Four

12' x 13' 4" (3.66m x 4.06m)

Double glazed bay window to front, radiator, electric meter, fireplace.

Reception Room Two

11' 1" x 12' 2" (3.38m x 3.71m)

Double glazed window to rear, brick fireplace with plinth and chimney, recessed storage cupboard, electric coin meter, radiator.

Kitchen

10' 5" x 8' 8" (3.17m x 2.64m)

Window and door to side. Kitchen comprising single drainer stainless steel sink unit, base and wall mounted storage units, understairs storage cupboard, radiator, wall mounted boiler, two electric coin meters, tiled splash backs and floor.

Shower Room

Built-in shower cubicle, wall mounted wash hand basin, low level WC, tiled splash backs and floor

First Floor Landing

Hatch to loft space.

Bedroom One

12' 9" x 8' 9" (3.89m x 2.67m)

Double glazed window to rear, radiator, built-in chimney recess storage cupboard, feature Victorian style fireplace, electric meter, built-in wall mounted storage unit.

Bedroom Two

11' 3" x 7' 10" (3.43m x 2.39m)

Double glazed window to front. Feature fireplace, two built-in storage cupboards, electric meter.

Bedroom Three

7' 11" x 6' (2.41m x 1.83m)

Double glazed window to front, radiator.

Shower Room

Frosted window to side. Built-in shower cubicle, pedestal wash hand basin, low level WC, tiled splash backs, radiator.

Kitchen

8' 9" x 6' 11" (2.67m x 2.11m)

Window to rear. Kitchen comprising single drainer stainless steel sink inset to work surface, base and wall storage units, extractor fan, tiled splash backs, radiator, electric meter, breakfast bar, fire door.

Outside Rear Garden

Two brick storage barns (one with plumbing for washing machine), rear pedestrian access, paved patio area, flower beds.



view this property online williamhbrown.co.uk/Property/WBR113457



welcome to

Albert Road, Wellingborough

- Ideal for first time buyers
- Three/four bedroom
- Deceptive mid terrace
- Two kitchens and two shower rooms
- Fire doors

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113457



Property Ref:
WBR113457 - 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