

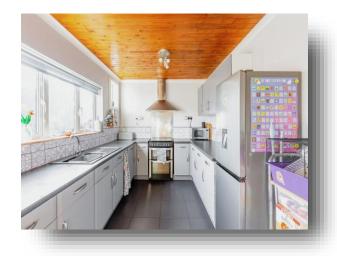
Westfield Road, Wellingborough NN8 3HR



welcome to

Westfield Road, Wellingborough

Ideal for first time buyers or investors, this deceptive three bedroom mid terrace family home offers versatile accommodation with the addition of basement rooms which incorporates a play room, office and utility room. Further benefits include double glazing and central heating. Viewing recommended.

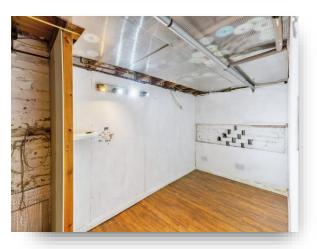












Storm Porch

Entrance Hall

Double glazed door to front, stairs rising to first floor landing, wood floor, dado rail, built-in under stairs storage cupboard, coving to ceiling, radiator.

Lounge

15' 5" x 11' 11" plus bay (4.70m x 3.63m plus bay) Double glazed bay window to front, feature fireplace, radiator.

Kitchen/ Breakfast Room

17' 10" x 8' 8" (5.44m x 2.64m)

Double glazed window to rear, further double glazed door to rear. Kitchen comprising one and half bowl single drainer sink unit inset to work surface, base and wall mounted storage units, built-in extractor hood, space for cooker, wall mounted boiler, radiator, tiled splash backs and floor, coving to ceiling.

Basement Utility Room

13' 4" x 8' 9" (4.06m x 2.67m) Single drainer stainless steel sink unit, plumbing for washing machine, worksurface, tiled floor, built-in storage cupboard.

Play Room

15' 1" x 11' 8" (4.60m x 3.56m) Ceiling light, extractor fan.

Room Two

13' 1" x 5' 8" (3.99m x 1.73m)

First Floor Landing

Hatch to loft space, built-in walk in storage cupboard.

Bedroom One

11' 9" x 10' 10" (3.58m x 3.30m) Double glazed window to rear, radiator, ceiling lights.

Bedroom Two

11' 11" x 10' 4" (3.63m x 3.15m) Double glazed window to front, radiator, ceiling lights, coving to ceiling.

Bedroom Three

8' 8" x 8' 10" (2.64m x 2.69m) Double glazed window to rear, radiator.

Bathroom

Double glazed window to front, panelled bath with shower over, vanity unit with wash hand basin, low level WC, wall mounted heated towel rail, tiled splash backs and floor. **Outside Front Garden** Forecourt style with low wall.

Rear Garden

Steps down to paved patio area, further steps down to rear garden, laid to lawn, floral borders, shared side pedestrian access.





welcome to

Westfield Road, Wellingborough

- Three bedroom mid terrace
- **Basement** rooms
- Double glazing
- Gas central heating
- Walking distance from town

Tenure: Freehold EPC Rating: D

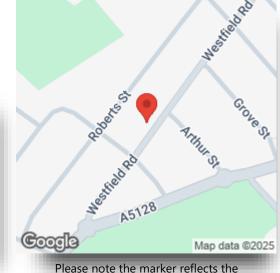
offers over

£200,000





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postcode not the actual property

The Property Ombudsman

Property Ref: WBR113474 - 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 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.

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