









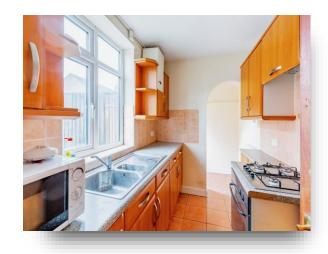
welcome to

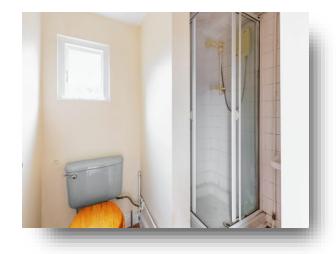
Elsden Road, Wellingborough

This two bedroom semi detached property benefits from two reception rooms, bathroom, shower room, two double bedrooms, part double glazing, gas central heating and is located close to the train station and offered with no chain.

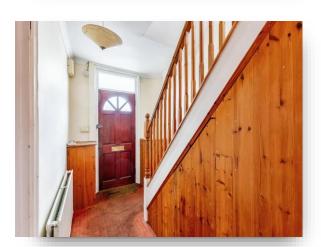












Storm Porch

Entrance Hall

Part frosted door to front, stairs rising to first floor landing, radiator, coving to ceiling, two storage cupboards (one with electric meter).

Utility Cupboard

Window to side, plumbing for washing machine, extractor fan.

Lounge

12' 11" x 11' 11" (3.94m x 3.63m)

Window to front, feature fireplace, radiator, wall mounted electric meter.

Dining Room

11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed French doors to rear, radiator, wall mounted electric meter.

Kitchen

8' 8" x 6' 3" (2.64m x 1.91m)

Double glazed window to side. Kitchen comprising one and a half bowl stainless steel sink unit inset to work surface, base and wall storage cupboards, built-in oven, hob and extractor, tiled splash backs and floor, extractor fan, radiator, wall mounted boiler.

Rear Lobby

UPVC double glazed door to side, radiator, tiled floor.

Shower Room

Frosted window to rear. Suite comprising low level WC, built-in shower cubicle, wall mounted wash hand basin, tiled splash backs and floor.

First Floor Landing

Window to side, hatch to loft space.

Bedroom One

12' x 10' 5" (3.66m x 3.17m)

Window to front, wood laminate flooring, radiator, electric meter.

Bedroom Two

11' 11" x 9' 3" (3.63m x 2.82m)

Double glazed window to rear, radiator, wall mounted electric meter.

Kitchen

9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed window to rear. Single drainer stainless steel sink unit inset to work surface, base and wall mounted storage units, wood laminate flooring, tiled splash backs, extractor fan.

Bathroom

Frosted window to front, Suite comprising panelled bath, low level WC, pedestal wash hand basin, tiled splash backs, radiator.

Outside Front Garden

Enclosed with timber fencing, and paved.

Rear Garden

Enclosed with side gated pedestrian access, paved courtyard garden.





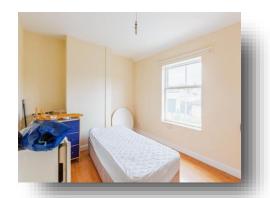
welcome to

Elsden Road, Wellingborough

- Semi detached
- Two reception rooms
- Two Kitchens
- Two double bedrooms
- Shower room and bathroom

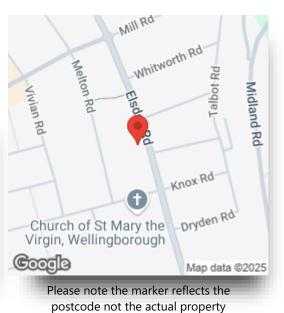
Tenure: Freehold EPC Rating: D

£190,000









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Property Ref: WBR113501 - 0005 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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