



**Queensway, Wellingborough NN8 3RG**



**welcome to**

## **Queensway, Wellingborough**

**\*\* OPEN HOUSE - SATURDAY 10th MAY 12:00 - 1:00 \*\*** A generous two bedroom semi detached family home in need of updating and ideal for first time buyers or investors. The property benefits from double glazing, gas and electric heaters, attached garage, off road parking and is offered with no chain.



## **Storm Porch**

### **Entrance Hall**

Part frosted double glazed door to front, stairs rising to first floor landing, built-in under stairs, storage cupboard, wall mounted gas heater.

### **Lounge/Diner**

19' 8" x 9' 8" ( 5.99m x 2.95m )

Double glazed bow window to front and frosted double glazed window to rear, brick built fireplace with gas fire with matching plinth, coving to ceiling.

### **Kitchen**

9' 10" x 7' 1" ( 3.00m x 2.16m )

Double glazed window to rear. Kitchen comprising single drainer stainless steel sink unit inset to work surface, further rang of base and wall mounted storage units, space for cooker, built-in under stairs storage cupboard, integral door to garage and utility.

### **Utility Room**

10' 9" x 3' 11" ( 3.28m x 1.19m )

Double glazed window and door to rear, built-in work top, plumbing for washing machine.

## **First Floor Landing**

Double glazed window to side, built-in airing cupboard housing gas boiler, hatch to loft space.

### **Bedroom One**

14' 9" x 9' 6" ( 4.50m x 2.90m )

Double glazed window to front, wall mounted gas heater, built-in over stairs storage cupboard, coving to ceiling.

### **Bedroom Two**

11' x 9' 11" ( 3.35m x 3.02m )

double glazed window to rear, wool laminate flooring, coving to ceiling, wall mounted electric heater.

### **Bathroom**

Frosted double glazed window to rear. Suite comprising corner shower cubicle, pedestal wash hand basin, low level WC, tiled splash backs, wall mounted heated towel rail.

## **Outside Rear Garden**

Enclosed, paved patio, mainly laid to lawn.

### **Garage**

16' 2" x 10' 9" ( 4.93m x 3.28m )

Light and power connected, pedestrian door and up and over door to front, eave storage, access door to utility room.



***view this property online*** [williamhbrown.co.uk/Property/WBR113545](http://williamhbrown.co.uk/Property/WBR113545)



**welcome to**

## **Queensway, Wellingborough**

- \*\* OPEN HOUSE - SATURDAY 10th MAY 12:00 - 1:00 \*\*
- Two generous bedrooms
- Gas and electric heaters
- kitchen and utility room
- Garage and drive

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over

**£210,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBR113545](http://williamhbrown.co.uk/Property/WBR113545)



Property Ref:  
WBR113545 - 0006

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](mailto:wellingborough@williamhbrown.co.uk)



5 Sheep Street, WELLINGBOROUGH,  
Northamptonshire, NN8 1BL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**