









welcome to

Stanwell Way, Wellingborough

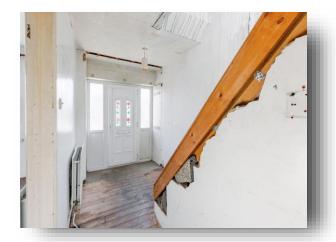
Offered for sale is this three bedroom semi detached property located in a very good residential area close to the town centre. The property does need cosmetic improvement throughout and offers great potential for any buyer. There is ample off road parking and a useful car port area at the side.

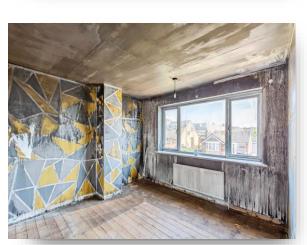












Entrance Porch

Double glazed door and side lights.

Entrance Hall

Radiator, under stairs cupboard, stairs to first floor landing.

Lounge

12' 9" into recess x 11' 4" (3.89m into recess x 3.45m) Double glazed window to front, radiator, feature fireplace.

Dining Room

11' 2" x 10' 9" (3.40m x 3.28m) Double glazed doors to rear garden, radiator.

Kitchen

8' 5" x 7' 9" (2.57m x 2.36m)

Fitted base and eye level units with work surface over, stainless steel sink and drainer unit, tiled surrounds, space for white goods, double glazed window to rear, double glazed door to side leads to "car port" and rear garden.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One

11' 4" x 10' 10" max (3.45m x 3.30m max) Double glazed window to front, radiator.

Bedroom Two

11' 2" x 10' 9" (3.40m x 3.28m) Window to rear, radiator,

Bedroom Three

8' 4" x 7' 4" max (2.54m x 2.24m max) Double glazed window to front, radiator.

Bathroom

Comprising WC, wash hand basin, bath with "electric" shower over, double glazed windows to side and rear.

Outside Front Garden

"Bloc" paved across the front providing parking for a number of cars. There is a car port to the side of the property.

Rear Garden

The rear garden comprises of a patio, raised lawn and a wooden shed at the far rear.





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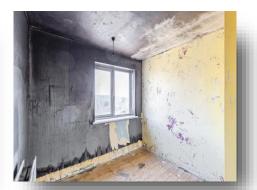
- Three bedroom semi detached
- Plenty of parking with car port
- In need of cosmetic improvement through out
- An excellent opportunity for any first time buyer
- A large rear garden

Tenure: Freehold EPC Rating: D

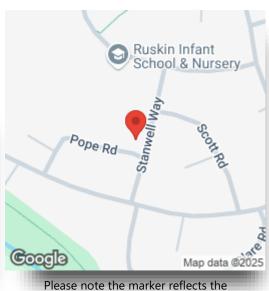
Council Tax Band: C

£225,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113538



Property Ref: WBR113538 - 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.







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