

## Irthlingborough Road, Wellingborough NN8 1LT



## welcome to

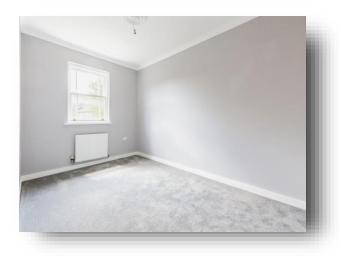
## Irthlingborough Road, Wellingborough

Offered for sale is this well presented three bedroom town house, situated close to many local amenities.













#### **Entrance Hall**

Irregular Shaped Room x (x)Entered via a double glazed door, radiator and understair cupboard.

#### Cloakroom

WC, wash hand basin and radiator.

#### Lounge

14' 3" x 11' 9" ( 4.34m x 3.58m ) Double glazed sash window and door to rear and radiator.

#### Kitchen

 $8^{\prime}$  10" x 7' 10" ( 2.69m x 2.39m ) Double glazed sash window to front, radiator, tiled splashback, wall and base units with work surface over, stainless steel sink and drainer, oven with hob and extractor fan over.

#### First Floor Landing

Double glazed sash window to front, radiator, stairs to ground and second floor and airing cupboard.

#### **Bedroom Two**

12' 4" x 7' 10" ( 3.76m x 2.39m ) Double glazed sash window to rear, radiator and built in wardrobe.

#### Bedroom Three

10' 1" x 7' 10" ( 3.07m x 2.39m ) Double glazed sash window to front, radiator and built in wardrobe.

#### Bathroom

Double glazed sash window to rear, radiator, WC, wash hand basin and bath with shower attachment.

**Second Floor Landing** Stairs from first floor to bedroom one.

#### **Bedroom One**

18' 3" Max (Restricted Head Height) x 10' 10" Max ( 5.56m Max (Restricted Head Height) x 3.30m Max ) Double glazed window to front, radiator and loft access.

#### **En Suite**

WC, wash hand basin, radiator and shower cubicle.

#### Externally Front Garden

Stoned, decorative tree and hedge.

#### Rear Garden

Paved to lawn, fence enclosed with access to parking area and a single garage en bloc.





### welcome to

## Irthlingborough Road, Wellingborough

- Freshly Decorated and Very Well Presented
- Single Garage to the Rear
- Close to Town Centre
- An Excellent Rental Investment
- No Chain

Tenure: Freehold EPC Rating: C Council Tax Band: C

# £260,000





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postcode not the actual property