





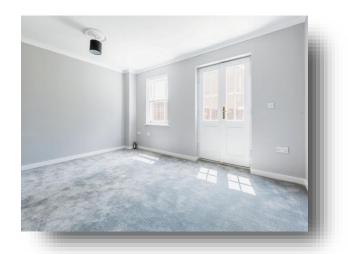




welcome to

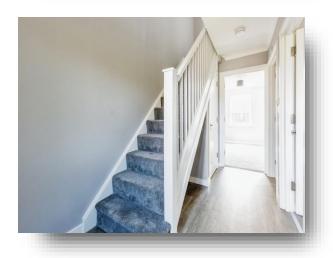
Irthlingborough Road, Wellingborough

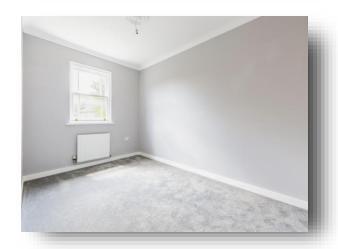
Offered for sale is this well presented three bedroom town house, situated close to many local amenities.













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' 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

offers over

£245,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113715



Property Ref: WBR113715 - 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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