

Albert Road, Wellingborough NN8 1EN



welcome to

Albert Road, Wellingborough

Ideal for first time buyers or investors, this three bedroom mid terrace is in need of updating, The accommodation briefly comprises entrance hall, lounge/diner, kitchen, three bedrooms, upstairs bathroom, front forecourt and rear garden. Benefits include part double glazing.













Entrance Hall

Stairs rising to first floor landing, radiator, wood laminate flooring.

Lounge

11' 5" plus bay x 11' 1" (3.48m plus bay x 3.38m) Double glazed bay window to front, radiator, wood laminate flooring.

Dining Room

12' 3" x 11' 4" (3.73m x 3.45m) Double glazed window to rear, wood laminate flooring. radiator.

Kitchen

13' 5" x 8' 10" (4.09m x 2.69m)

Double glazed window to side. Kitchen comprising single drainer stainless steel sink unit inset to work surface, base level units, built-in under stairs storage cupboard, wall mounted boiler, double glazed door to side, radiator.

First Floor Landing Hatch to loft space.

Bedroom One

11' 5" x 15' plus recess (3.48m x 4.57m plus recess) Double glazed bay window to front, further window to front, radiator, built-in wardrobes to chimney breast recess.

Bedroom Two

12' 5" x 10' 8" ($3.78m\ x\ 3.25m$) Double glazed window to rear, radiator.

Bedroom Three

8' 11" x 6' 4" (2.72m x 1.93m) Double glazed window to rear, radiator.

Bathroom

Frosted window to side. Suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, tiled splash backs and floor. **Outside Front Garden** Forecourt style with wall.

Rear Garden

Side pedestrian access, paved patio area, flower and shrub borders.





welcome to

Albert Road, Wellingborough

- Ideal for first time buyers or investors
- Three bedroom mid terrace
- Part double glazing and radiator central heating
- In need of updating
- Early viewing recommended to avoid disappointment

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

£185,000





check out more properties at williamhbrown.co.uk



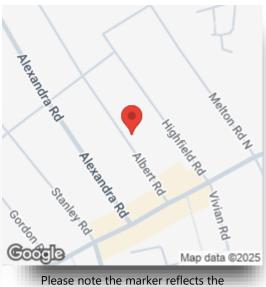
Property Ref:

WBR113449 - 0002

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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.



postcode not the actual property

william h brown



R

01933 276622

wellingborough@williamhbrown.co.uk

5 Sheep Northar

5 Sheep Street, WELLINGBOROUGH, Northamptonshire, NN8 1BL



williamhbrown.co.uk