



**Shelley Road, Wellingborough NN8 3EW**



**welcome to**

## **Shelley Road, Wellingborough**

This spacious three bedroom end of terrace needs to be viewed to be fully appreciated. There is a 31 ft summer house/work shop in the rear garden and a 20 ft covered outdoor seating area, making this perfect for out door entertaining. Further benefits include modern central heating.



### Entrance Hall

Built-in storage cupboard and additional "coat and shoe" cupboard.

### Cloakroom

WC, wash hand basin, double glazed window to front.

### Lounge

17' 2" max x 10' 4" ( 5.23m max x 3.15m )

Double glazed windows to front and rear, radiator.

### Dining Room

14' 2" x 8' 6" ( 4.32m x 2.59m )

Double glazed window and door to rear.

### Kitchen

9' 6" x 6' ( 2.90m x 1.83m )

Double glazed window to front. Fitted base and wall units, fitted electric oven, electric hob and extractor, space for white goods, tiled surrounds.

### First Floor Landing

Double glazed "picture" window to front, loft access, built-in wardrobes and storage, built-in airing cupboard with central heating boiler.

### Bedroom One

11' 10" x 10' ( 3.61m x 3.05m )

Double glazed window to rear, radiator.

### Bedroom Two

11' 4" x 8' 10" ( 3.45m x 2.69m )

Double glazed window to rear, radiator.

### Bedroom Three

9' 6" plus door recess x 6' 4" ( 2.90m plus door recess x 1.93m )

Double glazed window to rear, radiator.

### Bathroom

WC, wash hand basin, bath with shower attachment, tiled surrounds, towel rail, double glazed window to front.

### Outside

#### Front Garden

Open plan to front with side gated access.

#### Rear Garden

There is a large covered area of decking 19'10 x 11'10. Area of lawn, large "summer house" 31'10 x 12'10 with UPVC double glazed windows and door to front with power and light connected. To the rear of the summer house is an additional area of garden currently with a "polytunnel" for vegetables and fruits.



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## Shelley Road, Wellingborough

- Three bedrooms
- 31 ft x 12 ft summer house/workshop
- 20 ft x 11 ft covered seating area - perfect for entertaining
- Modern double glazing and central heating
- Great value for a first time buyer or growing family

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR113757 - 0002

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