







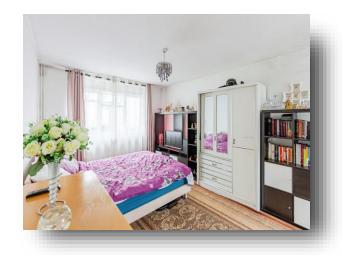


welcome to

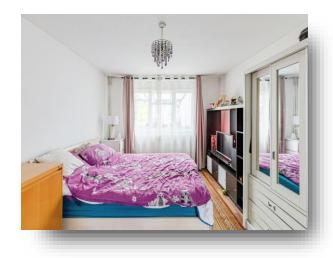
Shelley Road, Wellingborough

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.

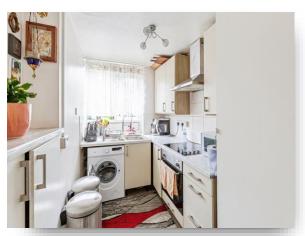












Entrance Hall

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.





welcome to

Shelley Road, Wellingborough

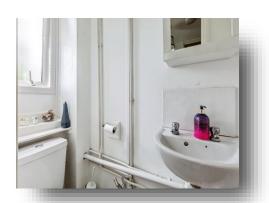
- Three bedrooms
- 31 ft x 12 ft summer house/workshop
- 20 ft x 11 ft covered seating area perfect for entertaining
- Modern double glazing and central heating
- Great value for a first time buyer or growing family

Tenure: Freehold EPC Rating: C

Council Tax Band: A

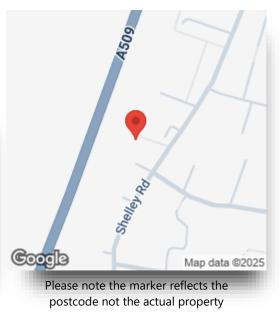
offers in the region of

£230,000





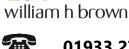




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Property Ref: WBR113757 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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