







welcome to

Elsden Road, Wellingborough

A well presented three bedroom mid terrace property situated with easy access to the train station and town centre. The property benefits from double glazing, gas radiator, central heating and is ideally suited for first time buyers and buy to let investors. Early viewing recommended.













Storm Porch Entrance Hall

Part frosted double glazed window to front, stairs rising to first floor landing, wood laminate flooring. radiator.

Lounge

11' 3" x 9' 11" (3.43m x 3.02m)

Double glazed window to front, radiator, meter cupboard, wood laminate.

Dining Room

12' 4" x 11' 2" (3.76m x 3.40m)

Double glazed window to rear, radiator, wood laminate flooring.

Kitchen

12' 8" x 7' 10" (3.86m x 2.39m)

Double glazed windows to rear and side, part glazed double glazed door to side. Kitchen comprising butler sink inset to work surface, base and wall mounted storage units, built-in oven, hob and extractor hood, plumbing for washing machine, wall mounted boiler, tiled splash backs, built-in under stairs storage cupboard, built-in dishwasher.

First Floor Landing

Hatch to loft space, built-in over stairs storage cupboard.

Bedroom One

13' 3" x 11' 3" (4.04m x 3.43m)

Double glazed window to front, Victorian style fireplace, radiator, built-in chimney recess cupboard, radiator.

Bedroom Two

12' 4" x 8' 2" (3.76m x 2.49m)

Double glazed window to rear, Victorian style fireplace, radiator.

Bedroom Three

7' 11" x 6' 2" (2.41m x 1.88m) Double glazed window to rear, radiator,

Bathroom

Frosted double glazed window to side. Suite comprising panelled bath with shower and screen over, vanity unit with wash hand basin, low level WC, wall mounted heated towel rail, tiled splash backs and floor.

Outside Front Garden

Enclosed with private hedge.

Rear Garden

Enclosed, laid mainly to lawn, flower border, paved patio area, rear pedestrian access.





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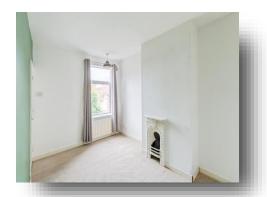
Elsden Road, Wellingborough

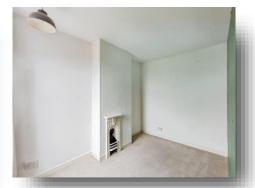
- Three bedroom mid terrace
- Well presented
- Double glazing and central heating
- Easy access to train station and town centre
- Ideal for first time buyers or investors

Tenure: Freehold EPC Rating: C

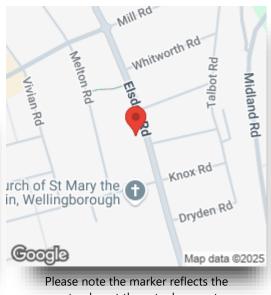
Council Tax Band: A

£210,000









postcode not the actual property

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Property Ref: WBR113769 - 0002 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 quidance 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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