



Chapman Road, Wellingborough NN8 1JN

welcome to

Chapman Road, Wellingborough

Ideal for first time buyers and investors, this two bedroom cluster home sides onto open green. The property benefits from cloakroom, double glazing, radiator central heating and allocated parking space.



Hall

Double glazed door.

Cloakroom

WC, wash hand basin, radiator.

Open Plan Living Area

13' 6" x 10' 7" plus stairs recess (4.11m x 3.23m plus stairs recess)

Two double glazed windows to side, radiator, stairs to first floor landing, under stairs cupboard.

Kitchen Area

8' 5" x 6' 10" (2.57m x 2.08m)

Fitted base and wall mounted units with work surface over, one and half bowl stainless steel sink and drainer unit, tiled surrounds, fitted electric oven, gas hob and extractor, wall mounted gas boiler, space for white goods, double glazed window to side.

**First Floor
Bedroom One**

9' 10" x 9' 10" (3.00m x 3.00m)

Two double glazed windows to side, radiator, loft hatch, built-in over stairs wardrobe.

Bedroom Two

9' 8" x 6' 2" (2.95m x 1.88m)

Double glazed window to side, radiator.

Bathroom

Comprising WC, wash hand basin, bath with shower attachment, tiled surrounds, shaver socket, radiator, double glazed window to front.

**Outside
Parking**

Car park with one allocated parking space assumed.



view this property online williamhbrown.co.uk/Property/WBR113748



welcome to

Chapman Road, Wellingborough

- Two bedroom cluster home
- Double glazed and radiator heating
- Cul-de-sac position
- Sides onto green
- Allocated parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£154,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113748



Property Ref:
WBR113748 - 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.

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.



william h brown



01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk