









welcome to

Scott Road, Wellingborough

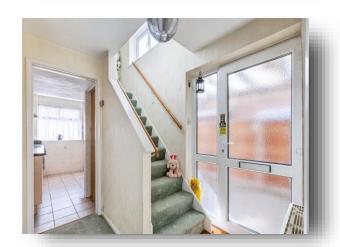
Situated in a popular area, this two bedroom semi detached bungalow is in need of updating. The property boasts lounge, dining room, generous rear garden, car port and driveway. Ideal for renovation project to add value. Viewing recommended.













Entrance Hall

Frosted double glazed door to front with matching side panels, stairs to first floor landing, radiator.

Lounge

14' 9" x 10' plus recess (4.50m x 3.05m plus recess)
Double glazed window to front, feature brick fireplace and plinth, radiator, coving to ceiling, wood laminate flooring.

Dining Room

7' 7" x 8' 9" (2.31m x 2.67m) French doors to rear, coving to ceiling, radiator.

Kitchen

10' 2" x 6' 9" (3.10m x 2.06m)

Double glazed window to front. Kitchen comprising single drainer stainless steel sink unit inset to work surface, plumbing for washing machine, built-in oven, hob and extractor hood, built-in understairs storage cupboard, tiles splash backs and floor, boiler.

Bedroom Two

 $6' \, 9'' \, x \, 11' \, 7''$ plus recess ($2.06m \, x \, 3.53m$ plus recess) Double glazed window to rear, coving to ceiling, radiator.

First Floor Landing

Double glazed window to side, built-in storage cupboard.

Bedroom One

16' 4" x 10' 5" (4.98m x 3.17m) Double glazed window to front, coving to ceiling, eaves storage cupboard, radiator.

Shower Room

Frosted double glazed window to side. Suite comprising pedestal wash hand basin, low level WC, built-in shower cubicle, radiator, tiled splash backs, hatch to loft.

Outside Front Garden

Enclosed, laid to gravel.

Rear Garden

Enclosed, laid to lawn, side pedestrian access, paved patio, garden shed.

Parking

Parking for two vehicles, car port.

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





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- Semi detached
- Two bedroom bungalow
- Double glazing and central heating
- In need of updating
- Ideal for investors

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000









view this property online williamhbrown.co.uk/Property/WBR113811



Property Ref: WBR113811 - 0006 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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