





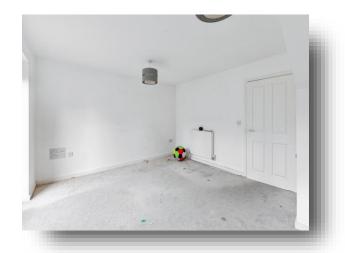




## welcome to

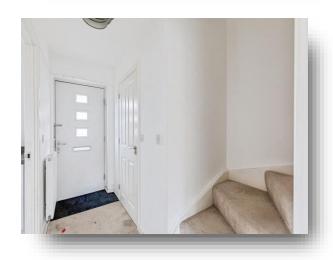
## Waterside Road, Wellingborough

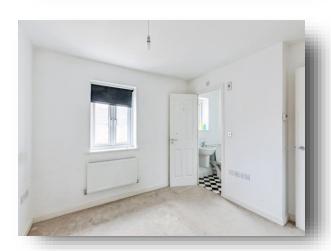
Easy access to the town centre and train station, ideally suited for first time buyers and buy to let investors. This modern two bedroom mid terrace benefits from en-suite to master, downstairs cloakroom, off road parking and offered with no chain. Early viewing recommended.

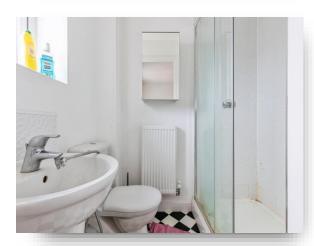












#### **Storm Porch**

#### **Entrance Hall**

Part frosted double glazed door to front, radiator, stairs rising to first floor landing.

#### Cloakroom

Frosted double glazed window to front. Suite comprising low level WC, pedestal wash hand basin, radiator, tiled splash backs, wall mounted fusebox.

#### Lounge

14' 9" x 12' 7" ( 4.50m x 3.84m )

Double glazed French door to rear and further window to rear. Two radiators, built-in under stairs storage cupboard.

#### Kitchen

9' 4" x 7' 8" ( 2.84m x 2.34m )

Double glazed window to front. Single drainer stainless steel sink unit inset to work surface, base and wall storage units, boiler, built-in oven, hob and extractor hood, built-in fridge/freezer, built-in dishwasher and washing machine.

# First Floor Landing

Built-in storage cupboard.

#### **Bedroom One**

10' 1"  $\times$  10' (  $3.07m \times 3.05m$  ) Double glazed window to front, radiator, built-in wardrobe.

#### **En-Suite**

Frosted double glazed window to front. Suite comprising built-in double shower cubicle, wall mounted wash hand basin, low level WC, radiator, tiled splash backs, extractor fan, ceiling lighting.

#### **Bedroom Two**

10' x 7' 6" ( 3.05m x 2.29m ) Double glazed window to rear, radiator, hatch to loft space.

#### **Bathroom**

Frosted double glazed window to rear. Suite comprising panelled bath, wall mounted wash hand basin, low level WC, radiator, tiled splash backs, extractor, ceiling lighting.

#### Outside Front Garden

Open plan, block paved drive.

#### Rear Garden

Enclosed pedestrian access, paved with slate borders.





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## Waterside Road, Wellingborough

- Two bedrooms
- Modern mid terrace
- En-suite and cloakroom
- Ideal for first time buyers and investors
- Off road parking

Tenure: Freehold EPC Rating: B

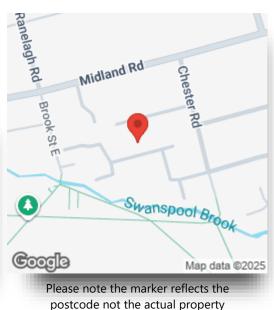
Council Tax Band: B

# £225,000









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Property Ref: WBR113994 - 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 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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