



**Goldsmith Road, Wellingborough NN8 3RU**

**welcome to**

## **Goldsmith Road, Wellingborough**

Offered for sale is this vacant three bedroom terrace property, located on Queensway. The property includes a modern kitchen, bathroom and central heating. This would make an ideal first time purchase or rental investment. Vacant possession and NO CHAIN.



**Entered Via:**

Double glazed door and sidelight to:

**Entrance Hall**

Radiator, meter cupboard, stairs to first floor landing.

**Cloakroom**

WC, wash hand basin, double glazed window to front.

**Lounge**

18' 6" x 11' 10" ( 5.64m x 3.61m )

Double glazed windows to front and rear, radiator.

**Kitchen**

14' x 8' 10" plus recess ( 4.27m x 2.69m plus recess )

Modern base and eye level units with work surface over, fitted electric oven, gas hob and extractor, space for white goods, under stairs storage area, tiled floor, double glazed window and door to rear, tiled floor.

**First Floor  
Landing**

Storage cupboard.

**Bedroom One**

11' 10" x 10' 4" plus door recess ( 3.61m x 3.15m plus door recess )

Double glazed window to front, radiator, loft access.

**Bedroom Two**

13' x 8' 10" plus recess ( 3.96m x 2.69m plus recess )

Double glazed window to front, radiator, cupboard with central heating boiler built-in wardrobe.

**Bedroom Three**

8' 2" x 8' ( 2.49m x 2.44m )

Double glazed window to rear, radiator, access to storage cupboard on the landing.

**Bathroom**

WC, wash hand basin, bath with shower attachment,

tiled surrounds, tiled floor, two double glazed windows to rear.

**Outside  
Front Garden**

Fence retained with lawn.

**Rear Garden**

Fence enclosed with patio area and lawn. Gated rear access onto council owned parking area.



**view this property online** [williamhbrown.co.uk/Property/WBR113989](http://williamhbrown.co.uk/Property/WBR113989)



welcome to

## Goldsmith Road, Wellingborough

- An established three bedroom mid terrace
- Ideal for a first time buyer or investor landlord
- Modern kitchen, bathroom and central heating
- Vacant possession, and offered with no chain
- A popular location, close to the town centre, bus routes and shops

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£210,000**



view this property online [williamhbrown.co.uk/Property/WBR113989](http://williamhbrown.co.uk/Property/WBR113989)

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.



Property Ref:  
WBR113989 - 0002



Please note the marker reflects the postcode not the actual property



**01933 276622**



[wellingborough@williamhbrown.co.uk](mailto:wellingborough@williamhbrown.co.uk)



5 Sheep Street, WELLINGBOROUGH,  
Northamptonshire, NN8 1BL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**