







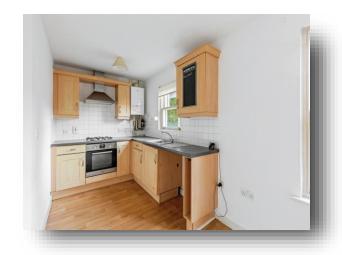


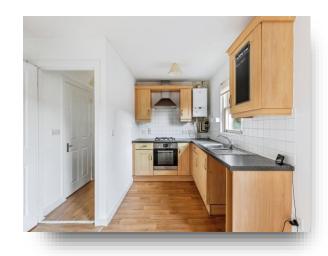
welcome to

Chapman Road, Wellingborough

Situated in a cul-de-sac, is this two bedroom cluster home briefly comprising entrance hall, cloakroom, lounge, kitchenette, two bedrooms, bathroom and open plan front garden. Early viewing recommended.













Storm Porch

Entrance Hall

Part frosted double glazed door to front, laminate flooring.

Cloakroom

Suite comprising pedestal wash hand basin, low level WC, radiator, tiled splash backs, wall mounted fuse box.

Lounge Area

11' 6" x 10' 5" (3.51m x 3.17m)

Double glazed window to side, stairs rising to first floor landing, laminate flooring, radiator, built-in under stairs storage cupboard.

Kitchen Area

Double glazed window to side. Kitchen comprising one and a half bowl single drainer stainless steel sink unit inset to work surface, base and wall mounted storage units, oven, hob and hood, wall mounted gas boiler, tiled splash back areas.

First Floor Landing

Doors to:

Bedroom One

9' 11" x 9' 8" (3.02m x 2.95m) Double glazed windows to side, hatch to loft, built-in wardrobes, radiator, laminate flooring.

Bedroom Two

 $9' 10" \times 6' 2" (3.00m \times 1.88m)$ Double glazed window to side, radiator, laminate flooring.

Bathroom

Frosted double glazed window to front. Suite comprising panelled bath with mixer tap shower, pedestal wash hand basin, low level WC, radiator, shaver point, extractor fan, tiled splash backs.

Outside Front Garden

Open plan, needs cultivation.





welcome to

Chapman Road, Wellingborough

- Cluster home
- Two bedrooms
- Cul-de-sac position
- Double glazed and central heating
- Ideal for first time buyers or investors

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£164,950









Please note the marker reflects the postcode not the actual property

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Property Ref: WBR113838 - 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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