



## 9 Mulso Road, Wellingborough NN9 5DP Price £240,000 Freehold

Offered to the open market for sale via ourselves, the sole selling agents, is this delightful semi, with a large south-westerly facing rear garden and the huge benefit of a garage and off-road parking for 3 vehicles opposite. Comprising: Three good size bedrooms, landing, porch, hall, large through lounge/dining room, kitchen, utility room, ground floor shower room and ground floor WC. Situated in the heart of this popular village location, this property offers a unique blend of historical charm and modern convenience. The spacious accommodation is ideal for those looking for a comfortable and versatile living space. Don't miss the opportunity to view and explore this wonderful home - viewing is highly recommended to fully appreciate all that it has to offer.

\*TENURE - FREEHOLD

\*COUNCIL TAX BAND - C

- Three Bedrooms
- Ground Floor Shower Room/WC
- Good Condition Throughout
- Energy Efficient Rating - EPC Ordered
- Large, Open Plan Lounge/Dining Room
- South-Westerly Facing Garden
- Sought After Location
- Separate Utility Room
- Garage and off-road parking for 3 vehicles opposite
- Walking Distance To Local Shops And High Street



### Location

Off Irthlingborough Road and Wellingborough Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

C

### Energy Rating

Energy Efficiency Rating - tbc - EPC has been ordered

Certificate number - tbc - EPC has been ordered

### Accommodation

#### Ground Floor

#### Entrance Hall

#### Porch

Lounge 10'10" x 11'5" (3.32m x 3.48m)

Dining Room 11'11" x 12'0" (3.65m x 3.68m)

Kitchen 10'0" x 7'5" (3.07m x 2.27m)

Shower Room 5'6" x 6'11" (1.69m x 2.12m)

WC 2'7" x 6'11" (0.79m x 2.12m)

Utility Room 10'0" x 6'11" (3.06m x 2.12m)

#### First Floor

#### Landing

Bedroom 1 10'11" x 12'8" (3.33m x 3.88m)

Bedroom 2 11'10" x 9'8" (3.63m x 2.97m)

Bedroom 3 10'1" x 7'5" (3.09m x 2.27m)

#### Outside

#### Rear Garden

Fully enclosed. Side gated access from front.

#### Single Garage and Driveway

3 vehicle off-road parking plus a garage.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### Money Laundering Regulations 2017

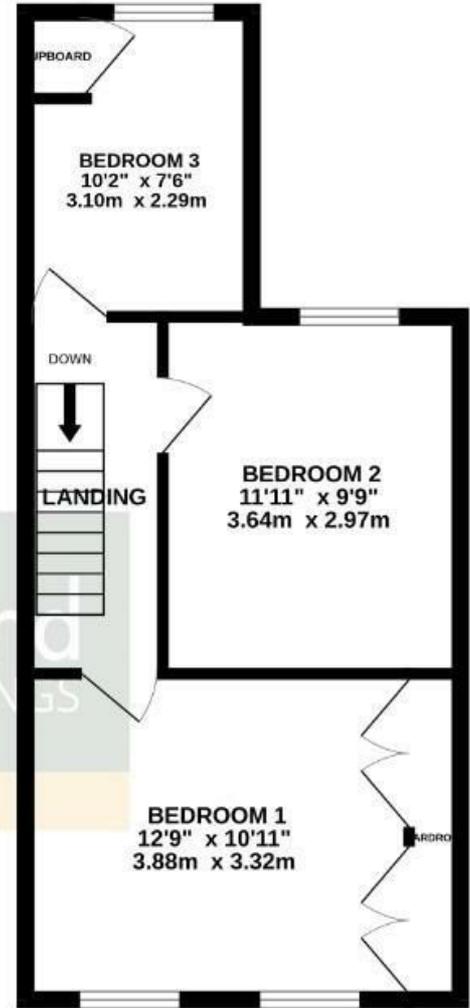
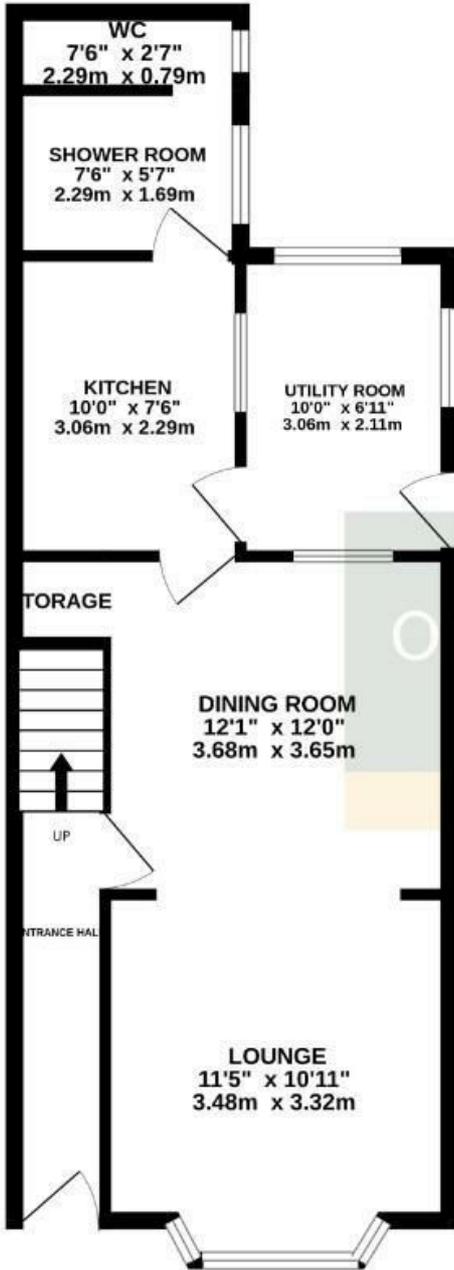
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



oriordanbond  
SALES & LETTINGS

TOTAL FLOOR AREA : 939 sq.ft. (87.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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