



Shakespeare Road, Wellingborough NN8 3RL

welcome to

Shakespeare Road, Wellingborough

William H Brown are pleased to present this generous two bedroom first floor apartment, ideal for first time buyers or investors. The property boasts gas radiator central heating, double glazing, two generous bedrooms and balcony. Viewing recommended.



Communal Hall

Hall

Built-in storage cupboard, wood laminate flooring, radiator.

Lounge

Double glazed window to front and double glazed door and window to side with balcony, wood laminate flooring, radiator.

Kitchen

Double glazed window to front. Kitchen comprising single drainer stainless steel sink unit inset to work surface, base and wall mounted storage units, plumbing for washing machine, space for cooker, extractor hood, boiler, tiled splash backs.

Bedroom One

Double glazed window to front, radiator, built-in storage cupboard, hatch to loft space.

Bedroom Two

Double glazed window to front, radiator.

Bathroom

Double glazed window to side. Suite comprising panelled bath with shower over and screen, pedestal wash hand basin, low level WC, tiled splash backs, wall mounted heated towel rail.

Outside Storage Barn



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Shakespeare Road, Wellingborough

- First floor apartment
- Two generous bedrooms
- Lounge/diner
- Balcony
- Gas central heating

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 255.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBR114089 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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