



Priory Road, Wellingborough NN8 2JU

welcome to

Priory Road, Wellingborough

Situated in a cul-de-sac position this two bedroom end of terrace property, with no onward chain, is in need of updating, briefly comprising lounge, kitchen, breakfast room, two bedrooms including double glazing and central heating. Externally there is a cabin/home office and off road parking.



Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to first floor landing and radiator.

Lounge

Double glazed bay window to the front aspect, feature fireplace, under stairs storage cupboard and radiator.

Kitchen

Fitted kitchen comprising wall and base storage units, single drainer stainless steel sink unit inset to work surfaces over, tiling to splash back areas, plumbing for dishwasher and washing machine, space for cooker, wall mounted boiler and double glazed window to the rear aspect further double glazed door to the rear aspect.

First Floor Landing

Stairs rising from entrance hall, access to loft space and double glazed window to the side aspect.

Bedroom One

Double glazed window to the front aspect, built in wardrobe and radiator.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising built in bath with shower, vanity wash hand basin, low level WC, wall mounted heated towel rail and double glazed obscured window to the rear aspect.

Externally**Front**

Concrete driveway and side pedestrian access.

Rear Garden

Gravelled patio area, mainly laid to lawn and shrub borders,

Cabin / Home Office

15' 6" x 9' 6" (4.72m x 2.90m)

Double glazed window to the side aspect, light and power connected, work shop area is 9'6" by 9'1" and French doors.



view this property online williamhbrown.co.uk/Property/WBR114446



welcome to

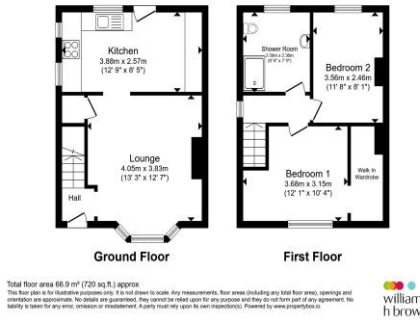
Priory Road, Wellingborough

- Two bedroom end of terrace
- In need of updating
- Cu;-de-sac position
- Double glazing, radiator heating and off road parking
- Ideal for first time buyers or investors

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR114446



Property Ref:
WBR114446 - 0004

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.



william h brown



01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk