



Chapman Road, Wellingborough NN8 1JN

welcome to

Chapman Road, Wellingborough

For sale is this two bedroom "cluster" home, ideally located for the train station and town centre. The property includes a cloakroom WC and a first floor bathroom. There is allocated parking. Ideal for a first time buyer/commuter or investor landlord.

Entrance Hall

Entered via double glazed door to the front aspect and doors leading to all rooms.

Cloakroom

Suit comprising wash hand basin, low level WC and radiator.

Open Plan Living Area

Lounge

Stairs rising to first floor landing, two double glazed windows to the side aspect, door to cupboard and radiator.

Kitchen

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splash back areas, electric oven and gas hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, wall mounted boiler and double glazed window to the side aspect.

First Floor Landing

Stairs rising from lounge and kitchen area and doors leading to all rooms.

Bedroom One

Two double glazed windows overlooking the view of the park to the side aspect, built in walk in wardrobe, wooden flooring and radiator.

Bedroom Two

Double glazed window overlooking outside views to the side aspect, wooden flooring and radiator.

Bathroom

Suit comprising bath with shower attachment over, wash hand basin, low level WC, tiling to splash back areas, radiator and double glazed window to the front aspect.



Externally

Front

Small frontage mainly laid to lawn with paved pathway leading to front door and one allocated parking space.



view this property online williamhbrown.co.uk/Property/WBR114138



welcome to

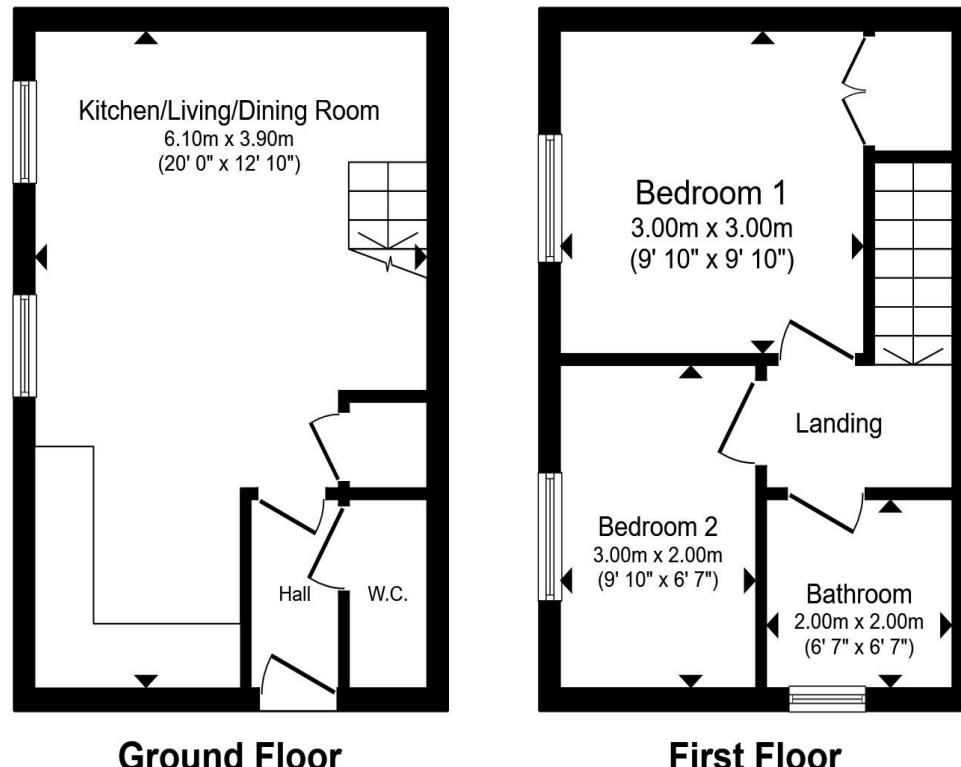
Chapman Road, Wellingborough

- Two bedrooms
- Allocated parking
- Ideal for a first time buyer/commuter
- Potential for an investor landlord
- Viewing recommended

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£165,000



Total floor area 48.8 m² (525 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/WBR114138



Property Ref:
WBR114138 - 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 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.



01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk