

for sale

£175,000



Elsden Road WELLINGBOROUGH NN8 1PY

\*\*\* This three bedroom Victorian terrace property could make a good first time or investment buy and is located just 0.2 miles by car to Wellingborough Train Station! The property benefits from two reception rooms, kitchen with under stairs storage and first floor bathroom.\*\*\*

# Elsden Road WELLINGBOROUGH NN8 1PY

## Entrance Hall

Door and window to front elevation. Radiator.

## Lounge

12' x 10' 10" To Bay ( 3.66m x 3.30m To Bay )

Double glazed bay window to front elevation and radiator.

## Dining Room

12' 5" x 11' 10" ( 3.78m x 3.61m )

Double glazed window to rear elevation and radiator.

## Kitchen

13' 9" x 8' ( 4.19m x 2.44m )

Double glazed door and two double glazed windows to side elevation. Fitted with a range of wall and base units with work surfaces over and stainless steel sink drainer. Boiler. under stairs cupboard and radiator.



## First Floor Landing

Loft access.

### Bedroom One

14' 4" x 10' 10" ( 4.37m x 3.30m )

Two double glazed windows to front elevation, built in wardrobes, fireplace and radiator.

### Bedroom Two

11' 11" x 10' 3" Max ( 3.63m x 3.12m Max )

Double glazed window to rear elevation and radiator.

### Bedroom Three

8' x 7' ( 2.44m x 2.13m )

Double glazed window to rear elevation and radiator.

### Bathroom

Double glazed window to side elevation. Bath with shower over, low level wc and wash hand basin with tiling to water sensitive areas and radiator.





**Ground Floor**

**First Floor**

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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01933 312 363**  
**E [rushden@connells.co.uk](mailto:rushden@connells.co.uk)**

66 High Street  
RUSHDEN NN10 0PJ

Property Ref: RDN405837 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

**view this property online [connells.co.uk/Property/RDN405837](http://connells.co.uk/Property/RDN405837)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)