



**Shelley Road, Wellingborough NN8 3DP**

**welcome to**

**Shelley Road, Wellingborough**

This property makes for a perfect first time buy. Benefits include three bedrooms, a very large kitchen/dining room, modern bathroom, central heating, double glazing and a good size rear garden. The property is located on a footpath, set back from the road.



**Entered Via:**

Double glazed door with sidelights to:

**Entrance Hall**

Radiator, stairs to first floor landing, under stairs storage cupboard.

**Lounge**

12' 10" max x 12' 4" ( 3.91m max x 3.76m )

Double glazed window to front, radiator, feature fireplace with coal effect fitted gas fire.

**Kitchen/ Dining Room**

18' 9" x 10' 4" ( 5.71m x 3.15m )

Fitted with a range of attractive base and eye level units with work surface, stainless steel sink and drainer unit, fitted electric oven, gas hob and extractor, space for white goods, wall mounted central heating boiler, radiator, double glazed window and door to rear.

**First Floor Landing**

Loft access, airing cupboard with radiator.

**Bedroom One**

12' 10" max x 9' 10" plus door recess ( 3.91m max x 3.00m plus door recess )

Double glazed window to front, radiator, fitted wardrobe.

**Bedroom Two**

9' 10" plus door recess x 8' 10" mx ( 3.00m plus door recess x 2.69m mx )

Double glazed window to rear, radiator, built-in wardrobe.

**Bedroom Three**

7' 10" x 6' 4" plus door recess ( 2.39m x 1.93m plus door recess )

Double glazed window to front, radiator, built-in over stairs cupboard.

**Bathroom**

Wash hand basin, bath with electric shower over, separate shower attachment, tiled walls, towel rail, double glazed window to rear.

**Separate W C**

Low level WC, tiled surrounds, double glazed window to rear.

**Outside Front Garden**

Located on the footpath, looking onto an open green "play area".

**Rear Garden**

Fence enclosed with patio, path and lawn area with a gated rear access.



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## Shelley Road, Wellingborough

- A perfect first time buyer home
- Three bedrooms
- Modern kitchen, bathroom, double glazing and central heating
- A good size, enclosed rear garden
- Set back from the road on a footpath overlooking a small "green area"

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£195.000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBR113535 - 0007

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