



**Irthlingborough Road, Wellingborough NN8 1LT**

**welcome to**

## **Irthlingborough Road, Wellingborough**

Offered for sale is this well presented three bedroom town house, situated close to many local amenities.

### **Entrance Hall**

Entered via a double glazed door, radiator and understairs cupboard.

### **Cloakroom**

Wash hand basin, low level WC and radiator.

### **Lounge**

14' 3" x 11' 9" ( 4.34m x 3.58m )

Double glazed sash window and door to the rear aspect leading to rear garden, coving to ceiling and radiator.

### **Kitchen**

8' 10" x 7' 10" ( 2.69m x 2.39m )

Fitted kitchen comprising wall and base units with worksurfaces over, tiling to splash back areas, stainless steel sink and drainer units, oven with gas hob and cooker hood over, wall mounted boiler, double glazed sash window to the front aspect and radiator.

### **First Floor Landing**

Stairs rising from entrance hall, stairs rising to second floor landing, built in airing cupboard, double glazed sash window to the front aspect, doors leading to bedroom two, three, bathroom and radiator.

### **Bedroom Two**

12' 4" x 7' 10" ( 3.76m x 2.39m )

Double glazed sash window to the rear aspect, built in wardrobes, coving to ceiling and radiator.

### **Bedroom Three**

10' 1" x 7' 10" ( 3.07m x 2.39m )

Double glazed sash window to the front aspect, coving to ceiling and radiator.

### **Bathroom**

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

### **Second Floor Landing**

Stairs rising from first floor landing and door leading to bedroom one.

### **Bedroom One**

18' 3" Max(restricted head hight) x 10' 10" ( 5.56m

Max(restricted head hight) x 3.30m )

Double glazed sash window to the front aspect, access to loft space, door leading to en-suite and radiator.

### **En-Suite**

Suite comprising shower, low level WC, wash hand basin and radiator.



## Externally

### Front

Tiled patio leading to front door and hedges.

### Rear Garden

Patio area for seating, enclosed with fencing, mainly laid to lawn and access to parking areas and a single garage.



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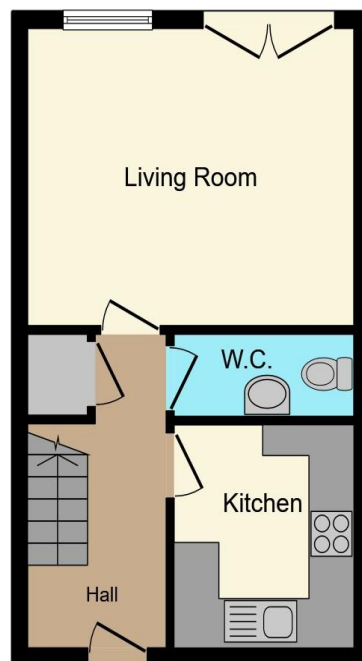
welcome to

## Irthlingborough Road, Wellingborough

- Freshly decorated and very well presented
- Single garage to the rear
- Close to town centre
- No chain
- An excellent rental investment

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

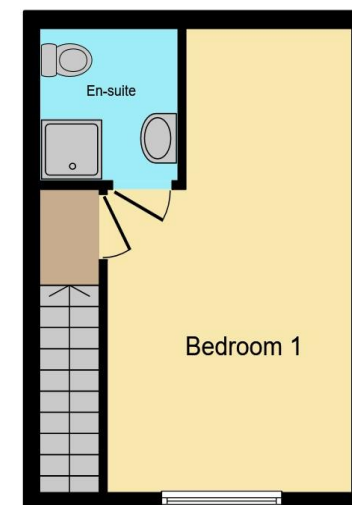
**£250,000**



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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