





Chapman Road, Wellingborough NN8 1JN

william h brown

welcome to

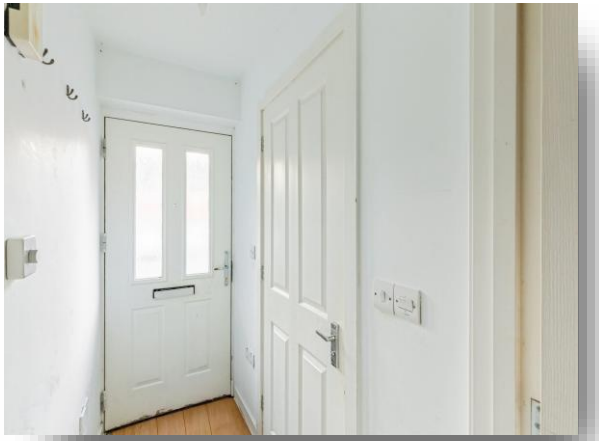
Chapman Road, Wellingborough

An excellent two-bedroom cluster home, ideally suited to first-time buyers, investors, or those requiring straightforward access to the train station for daily commuting. Benefitting from well-proportioned accommodation and a convenient location.













Hall
Double glazed door.

Cloakroom
WC, wash hand basin, radiator.

Open Plan Living Area
13' 6" x 10' 7" plus stairs recess (4.11m x 3.23m plus stairs recess)
Two double glazed windows to side, radiator, stairs to first floor landing, under stairs cupboard.

Kitchen Area
8' 5" x 6' 10" (2.57m x 2.08m)
Fitted base and wall mounted units with work surface over, one and half bowl stainless steel sink and drainer unit, tiled surrounds, fitted electric oven, gas hob and extractor, wall mounted gas boiler, space for white goods, double glazed window to side.

First Floor

Bedroom One
9' 10" x 9' 10" (3.00m x 3.00m)
Two double glazed windows to side, radiator, loft hatch, built-in over stairs wardrobe.

Bedroom Two
9' 8" x 6' 2" (2.95m x 1.88m)
Double glazed window to side, radiator.

Bathroom
Comprising WC, wash hand basin, bath with shower attachment, tiled surrounds, shaver socket, radiator, double glazed window to front.

Outside

Parking
Car park with one allocated parking space assumed.

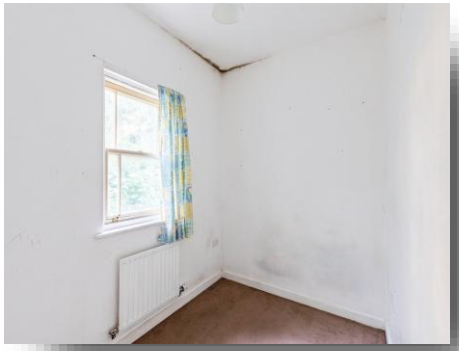
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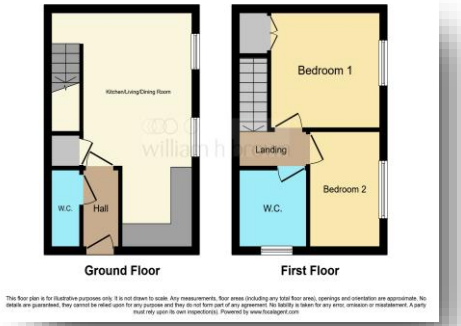
- Two bedroom cluster home
- Double glazed and radiator heating
- Cul-de-sac position
- Sides onto green
- Allocated parking

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

£145,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113748

The Property Ombudsman

Property Ref:
WBR113748 - 0012

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.

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