



Kilborn Road, Wellingborough NN8 5YT

welcome to

Kilborn Road, Wellingborough

A rare opportunity to purchase a two bedroom extended, detached bungalow occupying a corner plot in need of updating. The property benefits from double glazing, central heating, conservatory and solar panels.



Entrance Hall

Part frosted double glazed door to side, radiator, tiled floor, built in storage cupboard, hatch to loft space.

Lounge

14' 5" x 9' 11" (4.39m x 3.02m)

Double glazed door and window to rear, wood laminate flooring, coving to ceiling.

Kitchen/Breakfast Room

18' x 10' 2" (5.49m x 3.10m)

Double glazed window to side and part frosted double glazed door to rear. Kitchen comprising one and half bowl single drainer sink unit inset to work surface, base and wall storage units, plumbing for washing machine, coving to ceiling, tiled splash backs and floor, radiator.

Bedroom One

10' 1" x 9' 11" (3.07m x 3.02m)

Double glazed window to front, built-in wardrobes and storage cupboard, radiator.

Bedroom Two

10' x 6' 11" (3.05m x 2.11m)

Double glazed window to front, radiator, coving to ceiling.

Shower Room

Frosted double glazed window to side. Suite comprising low level WC, pedestal wash hand basin, shower cubicle, radiator.

Outside**Front Garden**

Open plan, laid to lawn, floral borders.

Rear Garden

Enclosed by timber fencing, step upto paved patio area, step up to lawn area, side access, flower and shrub borders.

Garage

Up and over door to front, side pedestrian access.



view this property online williamhbrown.co.uk/Property/WBR113687



welcome to

Kilborn Road, Wellingborough

- Overlooking the park
- Two bedrooms
- Conservatory
- Double glazed and gas radiator heating
- Garage and corner plot

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

offers in the region of

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113687



Property Ref:
WBR113687 - 0006

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.



william h brown



01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk