



Welford Avenue, Irthlingborough NN9 5XA

welcome to

Welford Avenue, Irthlingborough

The property benefits from a modern kitchen, a stylish family bathroom, convenient down stairs cloakroom, Three generous bedrooms, gas radiator heating, double glazing, off road parking, a low maintenance rear garden and is situated on the outskirts of Irthlingborough. Ideal for first Time Buyer.



Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, and door to the lounge.

Lounge

Double glazed window to the front aspect, fireplace with wood burning fire, radiator, under stairs cupboard, television point and door to the kitchen.

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine and tumble dryer, two double glazed windows to the rear aspect, radiator, central heating boiler, door to larder, door to the cloakroom and double glazed door to the rear aspect.

Cloakroom

Double glazed obscure window to the rear aspect, WC, wash hand basin, tiling and radiator.

First Floor Landing

Paneling to the dado rail, stairs rising from the entrance hall, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

Double glazed window to the rear aspect, feature fireplace and radiator.

Bedroom Two

Double glazed window to the front aspect, feature fireplace and radiator.

Bedroom Three

Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed window to the front aspect, WC, wash hand basin, claw foot bath with shower over, part tiling and heated towel rail.

Externally

Front

Path to the front door, gravel area and paved drive.

Rear Garden

Mainly paved, fence enclosed, wood store, shared pedestrian access and four garden sheds.



view this property online williamhbrown.co.uk/Property/WBR114502



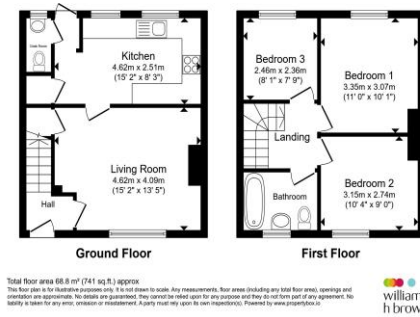
welcome to

Welford Avenue, Irthlingborough

- Three Bedroom Mid Terrace
- Well Presented
- Off Road Parking
- Low Maintenance Rear Garden
- Viewing Recommended

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

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR114502



Property Ref:
WBR114502 - 0002

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