



**Margaret Avenue, Wellingborough NN8 2HD**

**welcome to**

**Margaret Avenue, Wellingborough**

A deceptive three bedroom semi detached family home briefly comprising lounge, dining room, kitchen, WC, three bedrooms, bathroom, and generous rear garden. Ideal for first time buyers or investors.





### Entrance Porch

Double glazed door to front.

### Entrance Hall

Double glazed door to front, stairs rising to first floor landing, double glazed window to side, radiator.

### Lounge

13' 4" x 11' 9" plus bay ( 4.06m x 3.58m plus bay )  
Double glazed window to front, feature fireplace.

### Dining Room

11' 1" x 10' 7" ( 3.38m x 3.23m )  
Double glazed window to rear, radiator.

### Kitchen

8' 10" x 7' 7" ( 2.69m x 2.31m )  
Double glazed window to rear and part frosted door to side. Kitchen comprising one and a half single drainer stainless steel sink unit inset to work surface, base level storage unit, built-in under stairs storage, radiator, tiled splash backs.

### Rear Lobby

Double glazed doors to front and rear, double glazed window to front. Single drainer stainless steel sink unit inset to work surface, base level storage units, plumbing for washing machine, wall mounted electric radiator.

### W C

Frosted double glazed window to rear, low level WC, wood laminate flooring.

### First Floor Landing

Double glazed window to side, hatch to loft space.

### Bedroom One

13' x 11' 1" ( 3.96m x 3.38m )  
Double glazed window to rear, radiator.

### Bedroom Two

11' 10" x 11' 10" ( 3.61m x 3.61m )  
Double glazed window to front, radiator.

### Bedroom Three

8' 8" x 7' 10" ( 2.64m x 2.39m )  
Double glazed window to front, radiator.

### Bathroom

Frosted double glazed window to rear, Suite comprising panelled bath, pedestal wash hand basin, low level WC, wall mounted heated towel rail, tiled splash backs.

### Outside Front Garden

Enclosed by small wall with steps down to gravel front garden.

### Rear Garden

Enclosed with paved patio area, lawn area, gravel area and garden shed.



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## **Margaret Avenue, Wellingborough**

- Ideal for first time buyers or investors
- Three spacious bedrooms
- Double glazed and central heating
- Generous rear garden
- Viewing recommended

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over

**£235,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBR111557 - 0003

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