





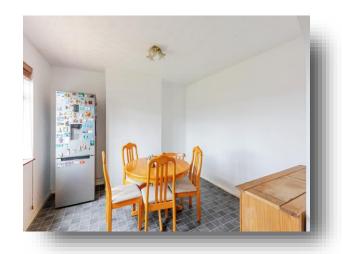


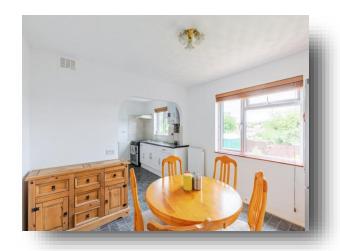


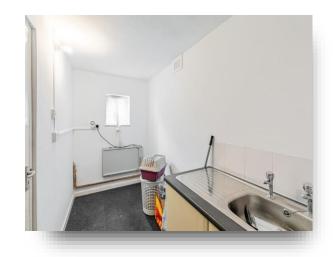
welcome to

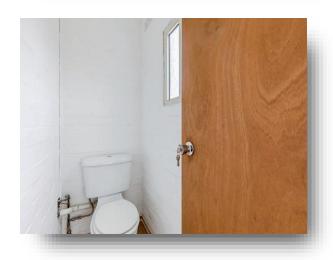
Margaret Avenue, Wellingborough

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.





welcome to

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









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR111557



Property Ref: WBR111557 - 0003 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 quidance 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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