Ivatt Avenue
Wellingborough
NN8 1TF

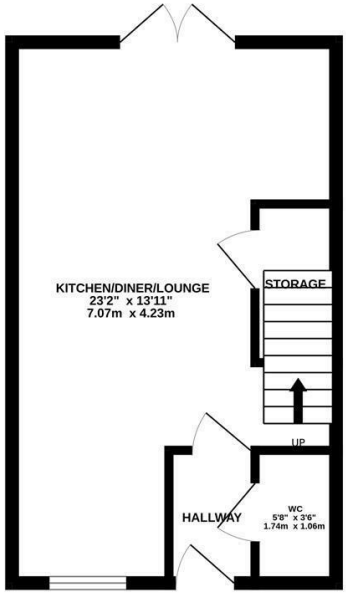
£230,000

OSCAR JAMES

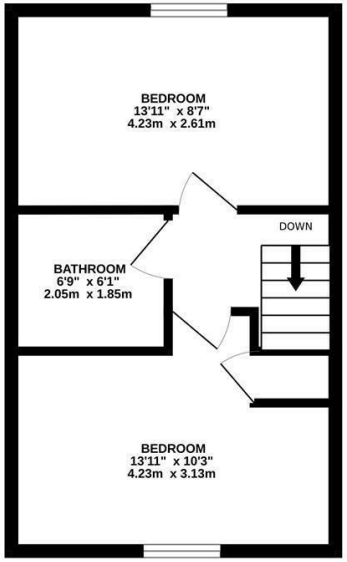
...expect excellence

# FLOOR PLANS

GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.




1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.




TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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# AT A GLANCE...

- Open Lounge/Diner
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom & Cloakroom
- Front & Rear Gardens
- Off Road Parking

# WHAT'S GREAT?

Nestled in the charming area of Ivatt Avenue, Wellingborough, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property boasts an inviting open-plan living accommodation, ideal for both relaxation and entertaining. The spacious layout allows for a seamless flow between the living and dining areas, creating a warm and welcoming atmosphere.

The house features two well-proportioned bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The private rear garden is a standout feature, offering a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. It is an excellent spot for summer barbecues or quiet evenings under the stars.

For those with vehicles, the property includes off-road parking for two cars, ensuring convenience and security. This feature is particularly valuable in a busy area, allowing for easy access to your home without the hassle of street parking.

Overall, this semi-detached house on Ivatt Avenue presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood with all the essential amenities nearby. With its modern living space, private garden, and off-road parking, this property is sure to appeal to a variety of buyers or renters. Do not miss the chance to make this lovely house your new home.

# SELLER'S SECRET

This has been such a wonderful starter home for us, and we've really enjoyed making it our own over the years. Having a primary school nearby has been a huge benefit and has made family life so much easier, particularly during those busy school mornings. The location has really helped us settle into family life and has played a special part in setting up the start of our family. We have made so many happy memories here and will be sad to leave, but we hope the next owners will enjoy the home and the area as much as we have.

## Why we like it....

This property represents an excellent opportunity for first-time buyers, offering a well-positioned and appealing home that combines comfort, practicality and convenience. With its welcoming feel and desirable location, it provides an ideal introduction to the property market and is sure to appeal to those looking to take their first step onto the ladder.

## To buy or not to buy....


OSCAR JAMES

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