

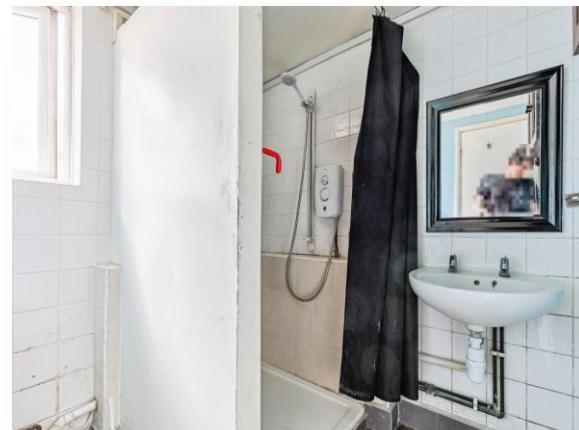


Winstanley Road, Wellingborough NN8 1JD

welcome to

Winstanley Road, Wellingborough

Situated close to the town centre, this three bedroom mid terrace property benefits from downstairs shower room, upstairs cloakroom, double glazing and gas central heating. Ideal for first time buyers or investment buyers.



Entrance Hall

Part frosted double glazed door to front, stairs rising to first floor landing, radiator.

Lounge

11' 5" x 10' 4" (3.48m x 3.15m)

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

Dining Room

11' 6" x 10' 8" (3.51m x 3.25m)

Double glazed window to rear, built-in under stairs storage cupboard, radiator.

Kitchen

13' 7" x 7' 5" (4.14m x 2.26m)

Double glazed window to side. Kitchen comprising one and a half bowl single drainer stainless steel sink unit inset to work surface, base and wall storage units, plumbing for washing machine, built-in oven, hob and extractor, radiator, built-in storage cupboard, tiled splash backs and tiled floor.

Rear Lobby

Part frosted double glazed door to side, radiator.

Shower Room

Frosted double glazed window to side. Suite comprising double shower cubicle, low level WC, wall mounted wash hand basin, radiator, tiled splash backs.

**First Floor
Landing**

Hatch to loft space, over stairs storage cupboard.

Bedroom One

13' 6" x 11' 5" (4.11m x 3.48m)

Double glazed window to front, radiator.

Bedroom Two

11' 6" x 8' 7" (3.51m x 2.62m)

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

Bedroom Three

9' 7" x 7' 6" (2.92m x 2.29m)

Double glazed window to rear, radiator.

Cloakroom

Double glazed window to side, low level WC, pedestal wash hand basin, wall mounted heated towel rail, tiled splash backs and floor.

**Outside
Front Garden**

Courtyard style with brick wall.

Rear Garden

Courtyard style, rear pedestrian access, vegetable plot.



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welcome to

Winstanley Road, Wellingborough

- Three bedroom mid terrace
- Shower Room
- Separate upstairs WC
- Double glazing
- Gas radiator heating

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£180,000



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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.



Property Ref:
WBR113891 - 0004



Please note the marker reflects the postcode not the actual property

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