



Croyland Road, Wellingborough NN8 2FF

welcome to

Croyland Road, Wellingborough

Perfect for first time buyers or investors this welcoming one bedroom ground floor flat is offered in excellent condition

Entrance Hall

Door to the front elevation, built in storage cupboard and radiator.

Lounge

Double glazed window to the rear aspect and radiator.

Kitchen

Kitchen comprising stainless drainer, stainless steel sink unit with worksurfaces over, wall and base storage unit, plumbing for washing machine, plumbing for dishwasher, built in oven and hob with cooker hood over and tiling to splash back areas.

Bathroom

Suite comprising bath and shower with screen over, wash hand basin, low level WC, tiling to splash back areas, extractor fan and radiator.

Bedroom One

Double glazed window to the rear aspect and radiator.

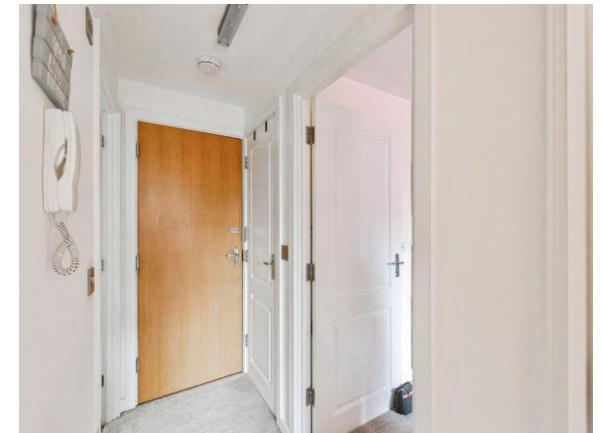
Externally

Front

Communal areas

Parking

one allocated parking space





view this property online williamhbrown.co.uk/Property/WBR114214



welcome to

Croyland Road, Wellingborough

- One bed ground floor flat
- Beautifully Presented
- Easy access to town centre and parks
- Kitchen with built in appliances
- Allocated parking

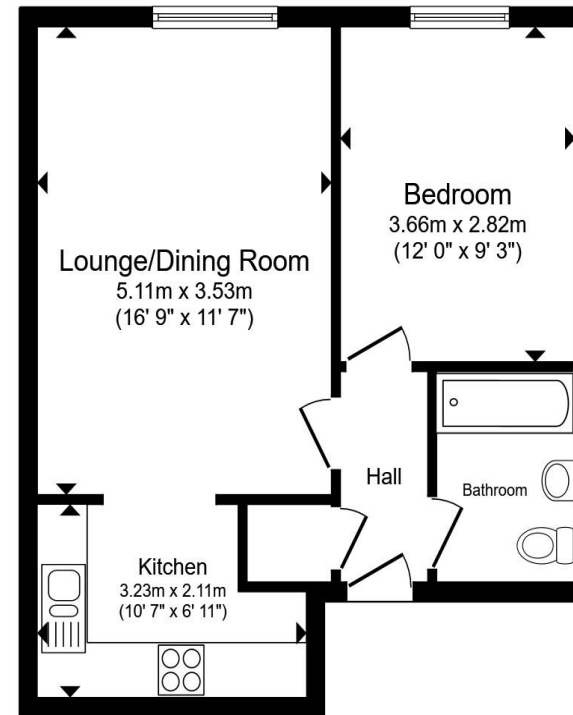
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1531.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£135,000



Ground Floor

Total floor area 43.2 m² (465 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/WBR114214



Property Ref:
WBR114214 - 0005

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