

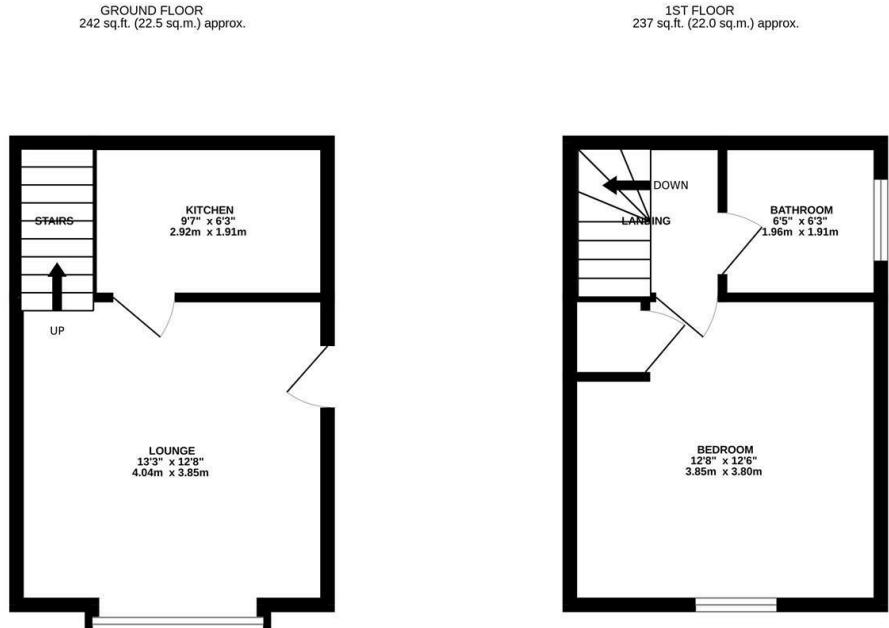
45 Irthingborough Road  
Wellingborough  
NN8 1NW

£160,000



OSCAR JAMES  
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# FLOOR PLANS



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 operation or efficiency can be given.  
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## AT A GLANCE...



Lounge / dining room



Modern kitchen



Double bedroom



Three-piece bathroom



Private garden



Allocated parking for two cars



## WHAT'S GREAT?

Offered in great condition throughout is this one-bedroom property within walking distance to the train station, shops and local amenities. This is an ideal first-time purchase or investment property. The property comprises of a lounge / dining room with a modern fitted kitchen which offers a selection of built in appliances. To the first floor is a good size double bedroom plus a three-piece bathroom with an over bath shower. All rooms are offered in great decorative order throughout. Internally the property also offers Upvc double glazing plus gas radiator heating.

Outside to the front is a lawned area with a slab path leading to the property. There is a private garden which is mainly laid to lawn with shrub borders. The property also benefits from allocated parking for two cars.

Sold with NO CHAIN this is a great property in a great location. Call sole selling agents Oscar James to book your viewing.

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## SELLER'S SECRET

This has been a great investment property for us and we have had fantastic tenants who have kept the property in great condition. We hope the new owners enjoy the property as much as we have.



*why we like it....*

A great first time purchase or investment purchase this property has a lot to offer. Being close to local amenities and being offered in great condition we would highly recommend an internal viewing.

*To buy or not to buy....*

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