

Gisburne Road
Wellingborough
NN8 4EE

£200,000

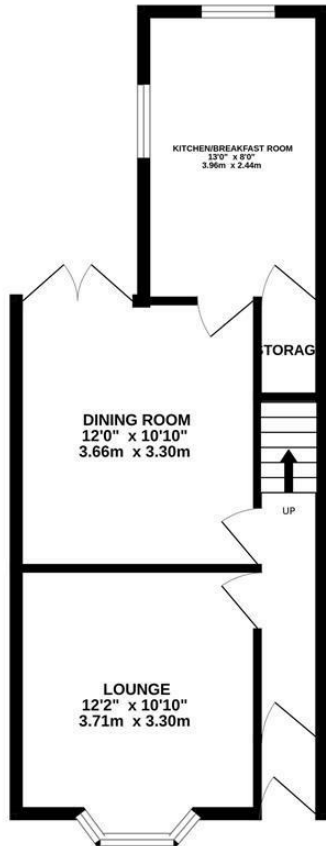


OSCAR JAMES

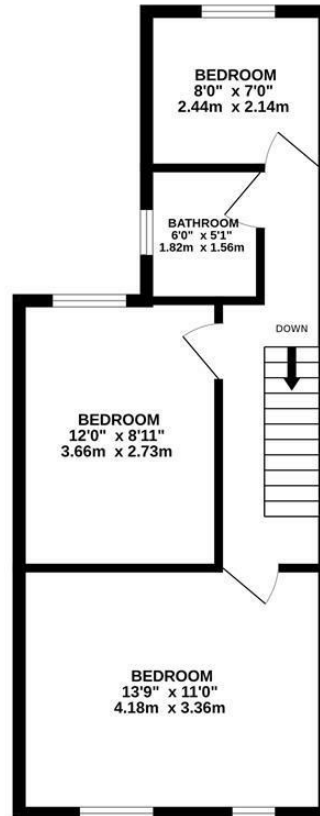
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FLOOR PLANS

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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 is given as to their operability or efficiency can be given.
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AT A GLANCE...



Receptions x2 Lounge Sitting Room and Dining Room



Kitchen - Fitted wall and Base Cabinets and Breakfast Bar Seating



Three Bedrooms 2 x Double Rooms and a Single Bedroom



First-Floor Family Bathroom



Front & Rear Garden - Private Enclosed Rear Garden and courtyard garden to the front.



On Street Parking



WHAT'S GREAT?

This fine Three-Bedroom Victorian Terrace Home, offers the best of both worlds. In our opinion, this wonderfully presented bay fronted terrace property, is offered in excellent condition throughout. Situated less than half a mile (0.4 miles) from the town centre, close to the mainline train station (1.1 miles) offering train journeys to London St Pancras, in approximately 1 hour.

Located on a pleasant residential road in Wellingborough, just a short distance from local amenities.

The property comprises a useful fully enclosed storm porch and hallway with stairs to the second floor and access to the first-floor accommodation. The lounge to the front elevation has a feature bay window and attractive contemporary fireplace and further access from the hallway opens to the dining room. The dining room has French doors to the rear garden, fitted cupboards to the recess and a traditional open fireplace.

A doorway the refitted kitchen with tasteful and stylish fitted wall and base units, integrated ovens, space washing machine and for freestanding fridge and under stairs larder storage with window and door to the garden range garden.

To the first floor there are two double bedrooms, single bedroom plus a refitted three-piece bathroom suite. The property benefits from Upvc double glazing and gas fired radiator heating with modern boiler.

Outside to the rear is a low maintenance garden offering a generous patio area with a block paved footpath to the private rear access gate to the rear access, plus a good - sized lawn area. The spacious garden, is both fully enclosed and private.

AGENTS NOTE

It has been brought to our attention that the property has previously had a history of structural movement. The vendor has advised a full structural survey has been conducted by a Certified Chartered Structural Engineer, which was very positive, prior to marketing. Please ask the agent for further information.

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SELLER'S SECRET

I've enjoyed living here and fully expect the new owners to be just as happy with it in the future.

The garden is very private, which can be unusual for a terrace home and it's a good size, should someone want to extend. It's easy to look after and a blank canvas for the next owner to put their stamp on it in their own way.



Why we like it....

It's lovely to see such a well-maintained character property such as this. We're proud to show people this beautifully presented home. We expect it will be very popular so please contact Oscar James today to arrange your viewing.

OSCAR JAMES

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To buy or not to buy....
