

Priory Road  
Wollaston  
Wellingborough  
NN29 7PW

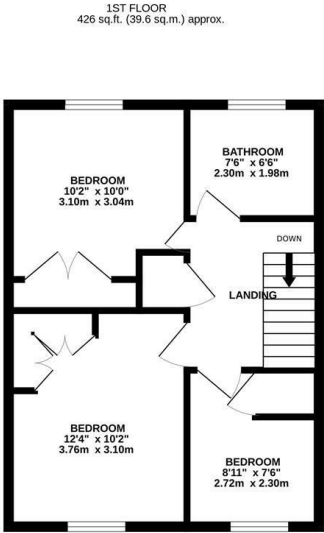
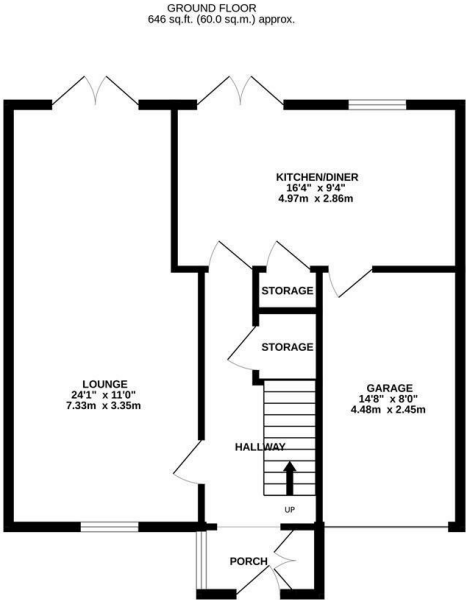
£290,000



OSCAR JAMES

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# FLOOR PLANS



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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...



Large Open Living Room



Kitchen/Diner



Three Bedrooms



Family Bathroom



Front & Rear Gardens



Off Road Parking & Garage





# WHAT'S GREAT?

Nestled in the charming village of Wollaston, this well-presented three-bedroom semi-detached family home offers a delightful blend of comfort and convenience. Located on Priory Road, the property is just a short drive from Wellingborough train station, making it an ideal choice for commuters and families alike.

Upon entering, you are welcomed by a spacious entrance hall that provides ample storage, ensuring a clutter-free living space. The large living room is perfect for relaxation and entertaining, while the kitchen/diner overlooks the rear garden, creating a lovely atmosphere for family meals and gatherings. The garden itself offers a private outdoor space, ideal for enjoying sunny days or hosting barbecues.

The property features three well-proportioned bedrooms, providing plenty of room for family members or guests. The bathroom is conveniently located to serve all bedrooms, ensuring ease of access.

In addition to its interior charm, this home boasts off-road parking for several vehicles, a significant advantage in today's busy world. A single garage further enhances the practicality of this property, offering additional storage or a space for hobbies.

This semi-detached house in Wollaston is a wonderful opportunity for those seeking a family home in a peaceful village setting, with the added benefit of easy access to local amenities and transport links. Don't miss the chance to make this lovely property your new home.

Agent Note: The property experienced some water ingress due a flooded drain and freak weather. for further information please ask the agent.

...expect excellence





# SELLER'S SECRET

This really is a great family home, I've lived here for many years and I will be sad to leave the community of the village and the property. The village can meet a growing families needs with Schooling for the children from Nursery to 6th Form.



## Why we like it....

With a West facing rear garden this property is bathed sun (when it's out) from early afternoon till it sets in the evening. Well Presented throughout you can just move in, un-pack and put the kettle on. Call Oscar James today and arrange a viewing.

# OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

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