

Fourth Avenue  
Wellingborough  
NN8 3NF

£300,000



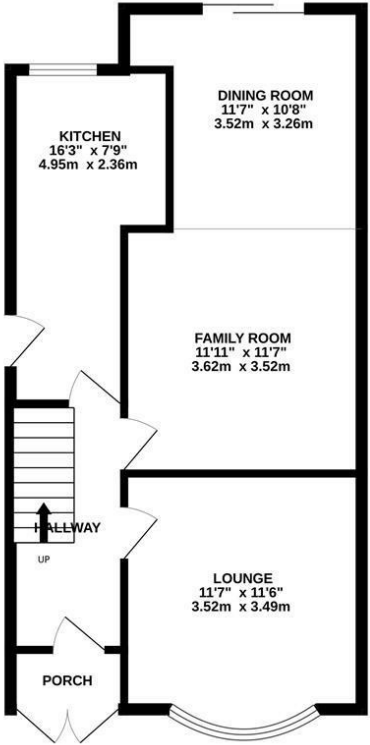
OSCAR JAMES

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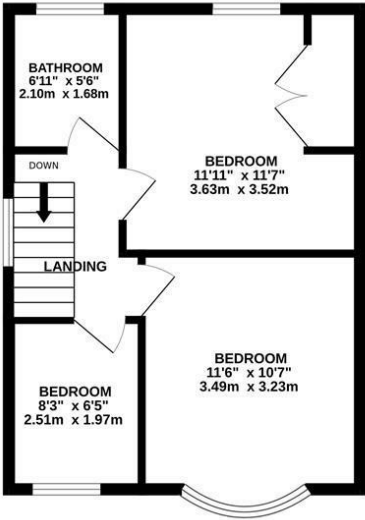


# FLOOR PLANS

GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq.ft. (90.5 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 as to their operability or efficiency can be given.  
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## AT A GLANCE...



Lounge & Dining/Family Room



Fitted Kitchen



Three Bedroom



Family Bathroom



Front & Rear Gardens



Off Road Parking & Part Converted Garage





## WHAT'S GREAT?

Nestled on the charming Fourth Avenue in Wellingborough, this extended three-bedroom semi-detached home offers a delightful blend of modern comforts and classic character. The property has been thoughtfully modernised, ensuring that it retains the charm of its original era while providing the conveniences of contemporary living.

Upon entering, you are greeted by two spacious reception rooms, perfect for both relaxation and entertaining. The bay fronted design allows for an abundance of natural light, creating a warm and inviting atmosphere throughout the home. The well-appointed kitchen and dining areas provide an ideal space for family meals and gatherings.

The property boasts three generously sized bedrooms, each offering a

peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents and guests.

Outside, the front and rear gardens provide a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The part-converted garage offers additional storage or potential for further development, while off-road parking ensures that you will never have to worry about finding a space for your vehicle.

This home is a true gem, combining the best of both worlds with its period features and modern updates. It is a must-see for anyone looking to settle in a friendly neighbourhood with easy access to local amenities. Do not miss the opportunity to view this splendid property and make it your own.

...expect excellence





# SELLER'S SECRET

It really has been a pleasure living here. it's a quiet and friendly area and the neighbours are great. I hope the future owners get as much enjoyment out of the property as I have done.



## Why we like it....

The attention to detail in the property is one of the things we love the doors and handles, whilst modern are style in the style sympathetic to the property era. Viewings are highly recommended.

# OSCAR JAMES

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To buy or not to buy....

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