



**College Street, Wellingborough NN8 3HF**

**welcome to**

## **College Street, Wellingborough**

A deceptive three bedroom mid terraced family home benefiting from two reception rooms, three bedrooms, double glazing, gas radiator heating, close to town centre, ideal for first time buyers or investors.

### **Entrance Hall**

Double glazed obscured door to the front aspect, stairs rising to first floor landing and radiator.

### **Lounge**

Box bay double glazed window to the front aspect, feature fire place, coving to ceiling and radiator.

### **Dining Room**

Double glazed french door to the rear aspect, coving to ceiling and radiator.

### **Kitchen**

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

### **First Floor Landing**

Hatch to loft space, doors leading to all rooms and bathroom

### **Bedroom One**

Double glazed window to the front aspect, built in floor to ceiling wardrobes and radiator.

### **Bedroom Two**

Double glazed window to the rear aspect and radiator.

### **Bedroom Three**

Double glazed window to the rear aspect and radiator.

### **Bathroom**

Suit comprising bath with shower over plus screen, low level WC, wash hand basin, tiling to splash back areas, double glazed obscured window to the side aspect and radiator.





## Externally

### Front

Enclosed with brick wall.

### Rear Garden

Enclosed with brick and fencing, gravelled patio area, laid to lawn and floral boarders.

### Outbuildings

Includes a summer house



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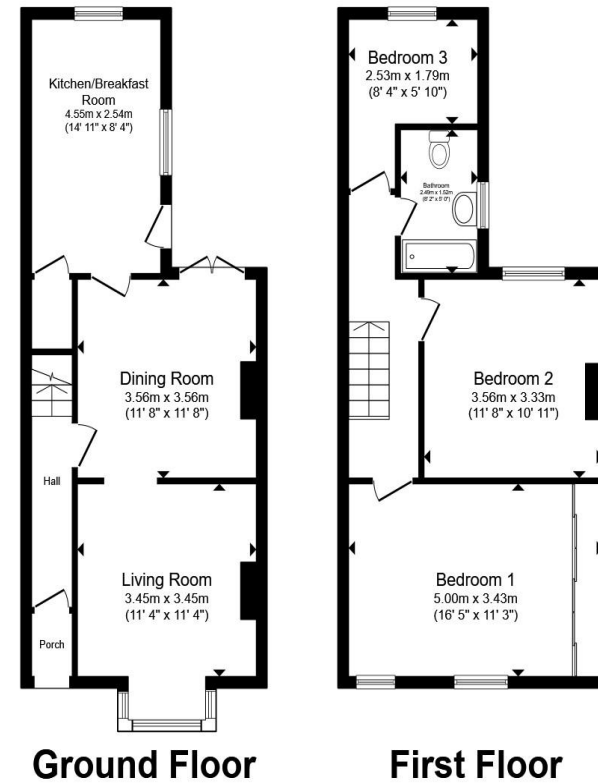
## College Street, Wellingborough

- Generous mid terraced
- Double glazing and gas central heating
- Three bedrooms and two reception rooms
- Close to town centre
- Ideal for first time buyers or investors

Tenure: Freehold EPC Rating: E

Council Tax Band: A

**£200,000**



Total floor area 91.8 m<sup>2</sup> (988 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](http://www.propertybox.io)



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