



Swinburne Road, WELLINGBOROUGH NN8 3RW

welcome to

Swinburne Road, WELLINGBOROUGH

Ideal investment opportunity to purchase a three bedroom mid terraced property with tenant insitu. The current monthly rent is £1250, the property benefits from generous lounge, kitchen/breakfast room, three bedrooms and bathroom.



Entrance Porch

Entered via patio door to the front aspect and tiled flooring.

Lounge

12' 10" x 1' 8" (3.91m x 0.51m)

Double glazed window and door to the front aspect, stairs rising to first floor landing, built in understairs storage cupboard, media wall and coving to ceiling.

Kitchen

10' 5" x 1' 8" (3.17m x 0.51m)

Fitted kitchen comprising wall and base units with worksurfaces over, sink and drainer unit inset to worksurfaces, tiling to splash back areas, built in oven with hob and cooker hood over, plumbing for washing machine, built in storage cupboard, housing boiler, double glazed window and door to the rear aspect and radiator.

First Floor Landing

Stairs rising from entrance hall and doors leading to all rooms and bathroom.

Bedroom One

12' 11" x 9' 11" (3.94m x 3.02m)

Double glazed window to the front aspect and radiator.

Bedroom Two

10' 9" x 9' 11" (3.28m x 3.02m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

8' 5" x 7' 8" (2.57m x 2.34m)

Double glazed window to the front aspect and radiator.

Bathroom

Double glazed obscured window to the rear aspect, suite comprising bath, low level WC, vanity unit with two wash hand basins and wall mounted heated towel rail.

Externally**Front**

Open plan, mainly laid to lawn with floral beds.

Rear Garden

Enclosed double gates to rear paved patio



view this property online williamhbrown.co.uk/Property/WBR114329



welcome to

Swinburne Road, WELLINGBOROUGH

- Attention Landlords
- Three bedroom mid terraced
- Tenant in situ paying £1250
- Kitchen and breakfast room
- Double glazing

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR114329



Property Ref:
WBR114329 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01933 276622



wellingborough@williamhbrown.co.uk



5 Sheep Street, WELLINGBOROUGH,
Northamptonshire, NN8 1BL



williamhbrown.co.uk