



Plumtree Avenue, Wellingborough NN8 4SG

welcome to

Plumtree Avenue, Wellingborough

Situated in a popular location this two bedroom semi detached bungalow in need of minor updating benefits include, offered with no upward chain, modern kitchen, wet room, conservatory, generous driveway, detached garage, double glazing and gas radiator heating. Early viewings strongly recommended.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Porch

Double glazed door to the side aspect.

Entrance Hall

Entered via double glazed part obscured door to the side aspect, hatch to loft space and radiator.

Lounge

Double glazed bay window to the front aspect, feature fireplace, coving to ceiling and radiator.

Kitchen

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

Conservatory

Brick and UPVC construction, radiator, double glazed French doors to the rear aspect and double glazed window to the rear aspect.

Bedroom One

Wooden frame and single glazed window to the rear aspect, built in storage cupboard and radiator.

Bedroom Two

Double glazed window to the front aspect, floor to ceiling wardrobes, wall mounted boiler and radiator.

Bathroom

Suite comprising shower with screen, wash hand basin, low level WC, tiling to splash back areas, wall mounted heated towel rail and double glazed obscured window to the side aspect.



Externally

Front

Driveway leading to garage and laid to lawn.

Rear Garden

Enclosed, side pedestrian gate access, block paved patio with steps down to lawn area and a second patio area and BBQ.

Parking

Driveway

Garage

19' 9" x 9' 4" (6.02m x 2.84m)

Up and over door to the front aspect, side pedestrian access, window to the rear aspect and light and powered.



view this property online williamhbrown.co.uk/Property/WBR114455



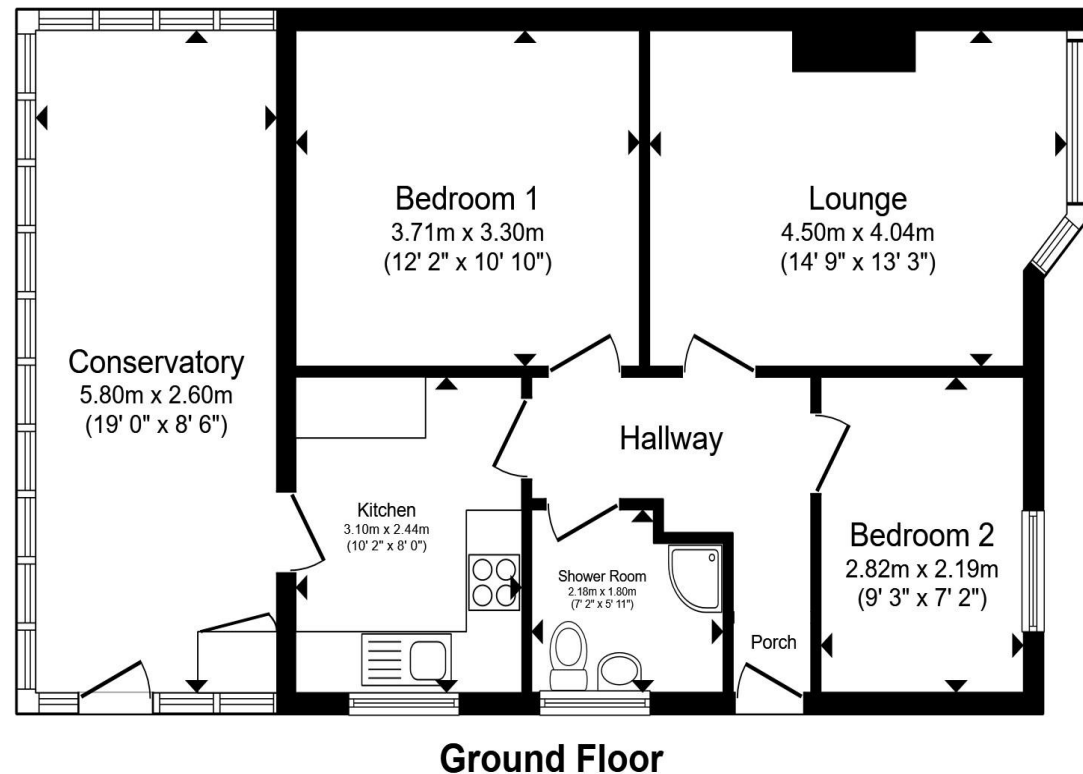
welcome to

Plumtree Avenue, Wellingborough

- Semi detached bungalow
- Two bedrooms
- Modern kitchen and wet room
- In need of minor updating
- No chain

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

£230,000



Total floor area 69.3 m² (746 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



view this property online williamhbrown.co.uk/Property/WBR114455



Property Ref:
WBR114455 - 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