



Minerva Way, Wellingborough NN8 3TR

welcome to

Minerva Way, Wellingborough

Offered with vacant possession this Three bedroom End of Terrace family home is ideally suited to First Time Buyers or Investors. The property boasts Two reception rooms, Three generous bedrooms, a down stairs cloakroom, double glazed and central heating. In need of updating so viewing recommended.



**Storm Porch
Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, under stairs storage cupboard, radiator and doors to all rooms.

Cloakroom

Double glazed obscure window to the front aspect, WC, wash hand basin and tiling.

Lounge

Double glazed door to the rear aspect, central heating boiler, laminate flooring and radiator.

Dining Room

Double glazed window to the rear aspect, laminate flooring and radiator.

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, space for cooker, plumbing for washing machine, space for fridge/freezer, double glazed window to the front aspect and tiled flooring.

First Floor Landing

Double glazed window to the front aspect, stairs rising from the entrance hall, airing cupboard, storage cupboard, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

Double glazed window to the rear aspect, laminate flooring and radiator.

Bedroom Two

Double glazed window to the rear aspect, laminate flooring and radiator.

Bedroom Three

Double glazed window to the front aspect, laminate flooring and radiator.

Bathroom

Double glazed window to the front aspect, WC, wash hand basin, bath with shower over and screen, part tiling and radiator.

Externally**Front**

Lawn area, railed access ramp and step to the front door

Rear Garden

Fence enclosed, two patio areas, shed, rear gated access and in need of cultivation.



view this property online williamhbrown.co.uk/Property/WBR114407



welcome to Minerva Way, Wellingborough

- Three Bed End of Terrace
- Two Reception Rooms
- Vacant Possession
- In Need of Updating
- Double Glazing & Central Heating

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

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR114407



Property Ref:
WBR114407 - 0002

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