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**Mike
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ESTATE AGENTS



**46 Wellingborough Road, Irthlingborough
Northamptonshire NN9 5RF**



£114,950 Freehold

We, the Sole Selling Agents, are delighted to offer for sale this charming terrace home, offered for sale with no upward chain and with a large rear garden, with the possibility of rear vehicular access off Whitley Close NN9 5GN, subject to relevant permissions, consents, etc.

The property represents an ideal first time purchase or buy to let investment opportunity and an early viewing is certainly well recommended.

- Two double bedrooms
- Lounge with bay
- Kitchen
- Tiled roof
- Gas radiator central heating
- First floor bathroom/w.c
- Separate dining room
- Ground floor cloakroom/w.c
- Replacement woodgrain PVC double glazing
- Front forecourt & very large rear garden

Location

Situated on Wellingborough Road, Irthlingborough, opposite the turning into Ebbw Vale Road. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

To Be Advised.

Accommodation

Ground Floor

Lounge 10'3" x 12'7" (3.12m x 3.84m)



Dining Room 13'6" x 12'7" (4.12m x 3.84m)

Maximum including stairs



Kitchen 9'0" x 5'11" (2.75m x 1.80m)

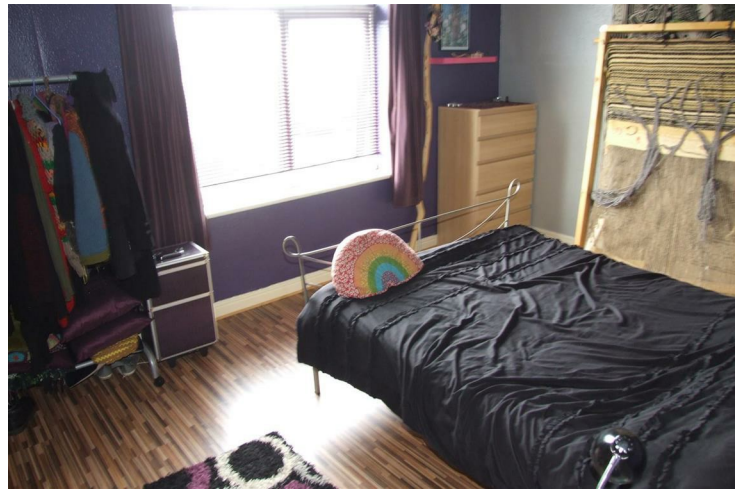


Kitchen 6'6" x 5'11" (1.98m x 1.80m)

W.C

First Floor

Bedroom 1 10'3" x 14'3" (3.12m x 4.34m)



Bedroom 2 10'4" x 11'1" (3.16m x 3.38m)

Bathroom/W.C



Additional Information

- Open fireplace in lounge.
- Multi fuel burner in dining room.
- Space for appliances in kitchen.
- Modern wall mounted Worcester combination boiler for central heating and hot water, situated in airing cupboard in bathroom/w.c.
- Loft access in bedroom 2.

Outside

Front

Front forecourt. Shared side access through to rear.

Rear Yard

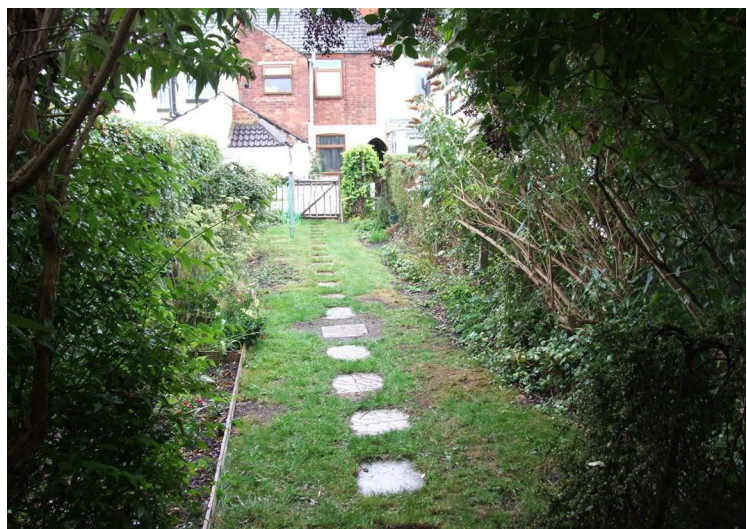
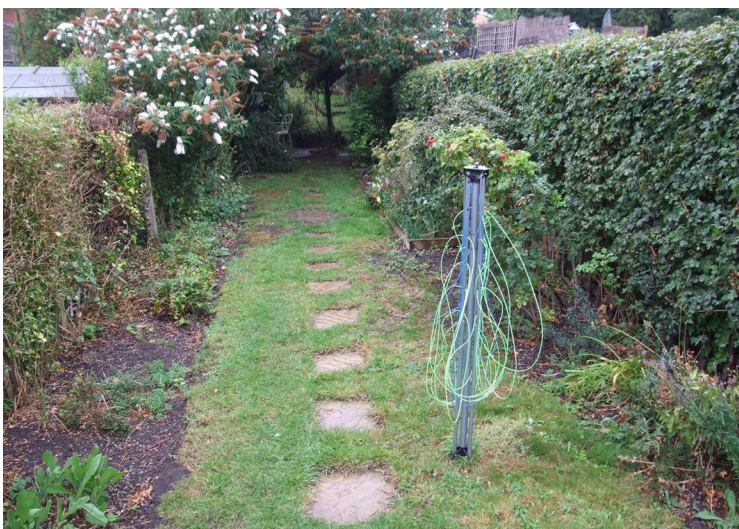
Rear Garden

A very large rear garden, particularly in depth, being well established. Garden shed/workshop. With, as aforementioned, the possibility of rear vehicular access off Whitley Close NN9 5GN, subject to relevant permissions, consents, etc.



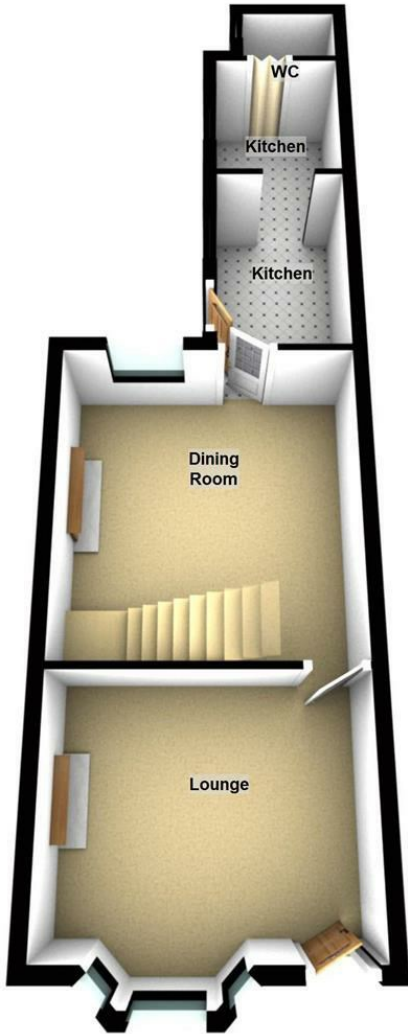
Disclaimer

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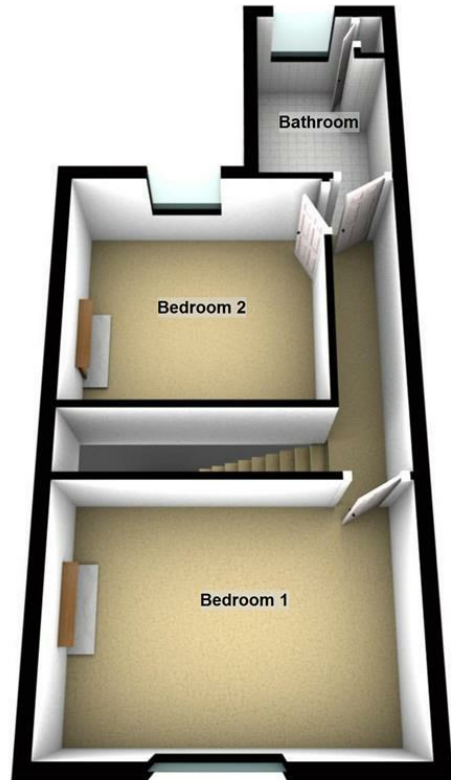
Ground Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.7 sq. feet)



Total area: approx. 75.2 sq. metres (809.0 sq. feet)

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