

14 First Avenue  
Wellingborough  
Northamptonshire  
NN8 3PU

£259,950

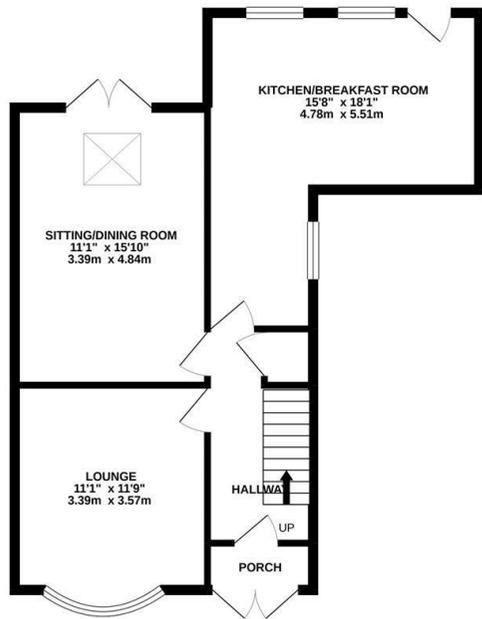


OSCAR JAMES

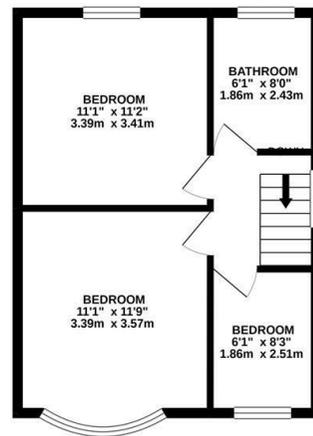
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# FLOOR PLANS

GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Two receptions



Kitchen/breakfast



Three bedrooms



Family bathroom



Front and rear gardens



Garage and parking



## WHAT'S GREAT?

Oscar James Estate Agents are thrilled to announce the arrival of this fabulous 1930's semi detached family home, situated in a quiet area of Wellingborough, close to great schooling, excellent transport links and good local amenities.

This property offers a great deal of space, and still eludes character and charm, upon entering you will be greeted with; a lovely porch area, entrance hall, lounge with feature fireplace and stunning bay window, second sitting room with a gorgeous dining area that has French Doors out to the garden and stunning Velux window which fills the room with natural light and the extended kitchen/breakfast room, also with access to the garden.

Upstairs there are two large double bedrooms, with two benefitting from fitted

wardrobes and the master bedroom a magnificent bay window, and the family bathroom with a shower over the bath.

Outside the property has a driveway with a single garage, and to the rear is a larger than average garden, that is fully enclosed, mostly laid to lawn with a patio area, perfect for those summer BBQ's and has access out to the side.

This is a fantastic proposition and there is still scope for further development, so to arrange to view this wonderful family home, please give Oscar James a call today.

...expect excellence



# SELLER'S SECRET

This is a great house and we have been so happy here, we love the area as all our neighbours are really friendly, and we have really enjoyed our garden space too.



## Why we like it....

We think this house has so much to offer .. it is very spacious, in a great location and still has scope for future development.

To buy or not to buy....

# OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB

01536 722 222

[www.oscar-james.com](http://www.oscar-james.com)

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