



£260,000

2 Queensway Wellingborough NN8 3SQ



Carter Williams

Estate and Letting Agents



Located in a convenient position close to local amenities, this three-bedroom semi-detached property offers fantastic potential for buyers looking to create their ideal family home or investment opportunity.

Upon approach, the property features a low-maintenance front garden, enclosed by low-level fencing and an iron gate. The pebble-dashed frontage provides off-road parking and access to the car port, as well as a pathway leading to the main entrance. Stepping inside, you are welcomed by the entrance hall with stairs rising to the first floor. The spacious bay-fronted living room enjoys views over the front aspect and features a charming fireplace as its focal point. To the rear, the kitchen spans the full width of the property, offering a range of base and wall-mounted storage units, a rear-facing window, and doors leading both to the side aspect and into the conservatory. The conservatory is of good proportions and provides a pleasant space to relax while enjoying views of the enclosed rear garden, which is mainly laid to lawn and offers access to the rear of the car port. Upstairs, the property comprises three well-proportioned bedrooms. The master bedroom benefits from a bay window, while the second double bedroom and third single bedroom provide ample space and built-in storage to the second. The family bathroom includes a hand wash basin, low-level WC, and bath with shower over.



While presented in good order, the property would benefit from modernisation, offering an excellent opportunity to update and extend (subject to planning permission) to suit individual needs. Situated close to shops, schools, public transport links, and the train station, this home is ideally located for families and commuters alike. This property presents an exciting chance to add value and create a comfortable, modern home in a popular residential area — perfect for first-time buyers, families, or investors. Viewing is highly recommended.

Council Tax Band: C
EPC Rating: To Follow





Living Room 4.61m (15' 1") x 3.54m (11' 7")

Kitchen 5.41m (17' 9") x 1.88m (6' 2")

Conservatory 3.33m (10' 11") x 2.92m (9' 7")

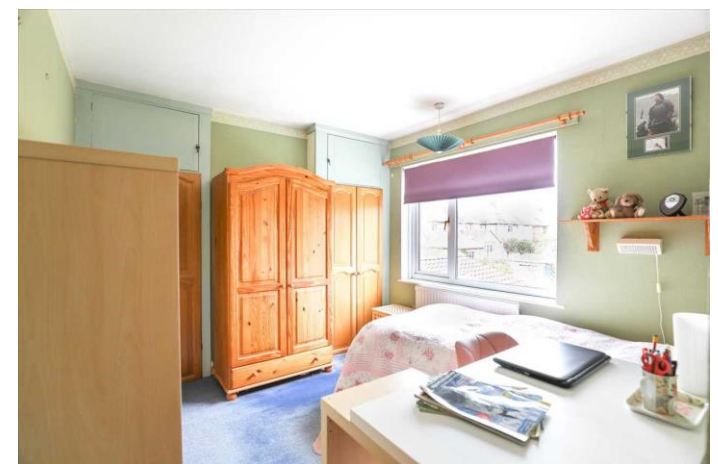
Bedroom 3.70m (12' 2") x 3.58m (11' 9")

Bedroom 2.84m (9' 4") x 3.58m (11' 9")

Bedroom 1.87m (6' 2") x 1.92m (6' 4")

Bathroom 1.83m (6' 0") x 1.71m (5' 7")

Garden

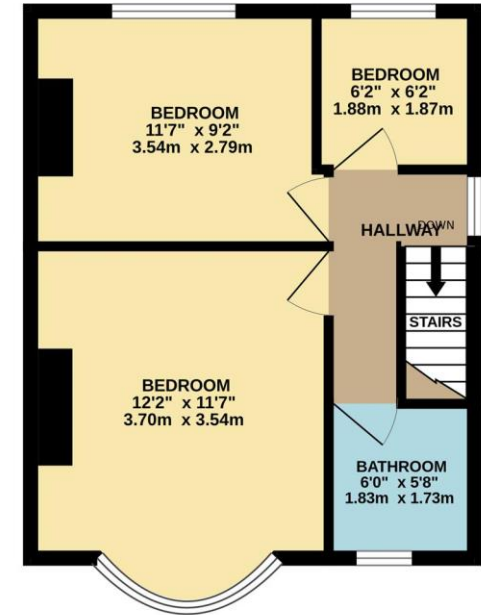




GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.8 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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