



THE ESTATE AGENTS  
1977





**Stanley Road, Wellingborough, Northamptonshire NN8 1DY**  
**Offers Over £250,000 - Freehold**



## PROPERTY DESCRIPTION

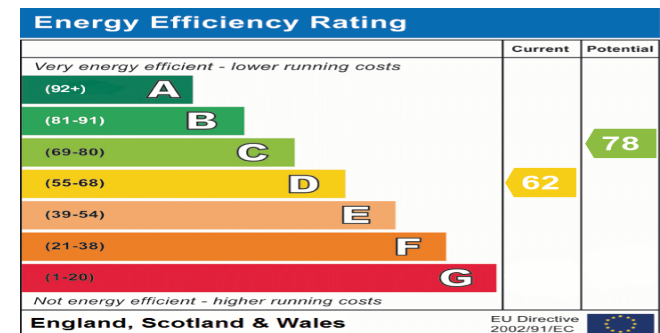
The Estate Agents are pleased to present this 3/4 bedroom Victorian property in a popular residential area. The property was previously used as a four bedroom supported living accommodation, and now has C2 planning status for use as a children's home for 3 children with 2 carer's.

The accommodation briefly comprises; entrance hall, living room, dining room/bedroom 4, breakfast room, kitchen and shower room. On the first floor are three generous bedrooms and family bathroom. Outside the property is set back from the pavement with some frontage and there's a low maintenance garden to the rear. The property is ideally situated within easy reach of Wellingborough town centre and train station.

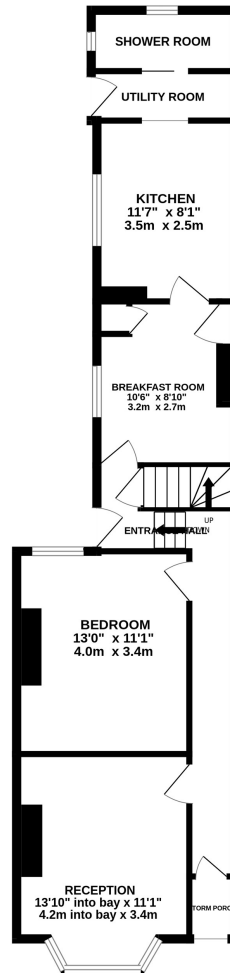
Note: Some photos have been virtually staged.

## POINTS OF INTEREST

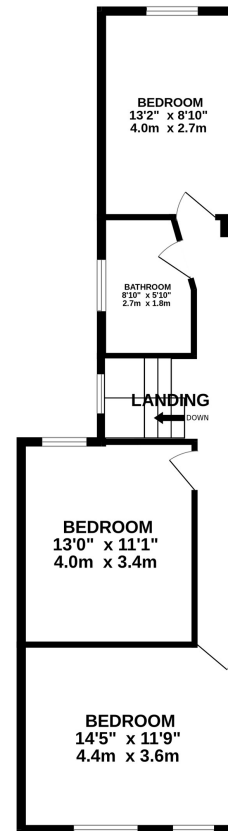
- 3/4 Bedrooms
- Ground Floor Shower Rom & First Floor Bathroom
- Recently Used For Supported Living
- Breakfast Room
- Rear Garden
- Within Easy Reach Of Wellingborough Town Centre & Train Station
- C2 Status
- Children's Home



GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.8 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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