

57 Park Road

**WELLINGBOROUGH
NN8 4QE**

£300,000



- **VICTORIAN PROPERTY**
- **FOUR BEDROOMS**
- **GAS TO RADIATOR HEATING**
- **CLOSE TO TOWN CENTRE**
- **LARGE KITCHEN/DINING ROOM**

- **LARGE SEPARATE RECEPTION ROOMS**
- **UPVC DOUBLE GLAZING**
- **NO CHAIN**
- **NEW ROOF TO REAR SECTION**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

This impressive Victorian property offers a unique opportunity for those seeking a spacious and character-filled home. With its generous layout, the residence boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The property features four bedrooms, providing ample space for a growing family or the flexibility to create a home office or guest room. The single bathroom is conveniently located, ensuring ease of access for all residents.

As an older property, this home is rich in history and character, showcasing the distinctive architectural features typical of the Victorian era. The large dimensions of the house allow for a variety of interior design possibilities, enabling you to create a living space that truly reflects your personal style.

Situated close to Wellingborough Town Centre, residents will benefit from easy access to a range of local amenities, including shops, restaurants, and recreational facilities. This prime location ensures that you are never far from the vibrant community life that Wellingborough has to offer.

In summary, this Victorian property on Park Road presents a wonderful opportunity for those looking to invest in a spacious family home with character, all while being conveniently located near the heart of Wellingborough. No Chain

Ground Floor

Entrance Hall

Radiator, stairs rising to first floor, tiled flooring, doors to:

Lounge

14'6" x 14'2" into bay (4.44 x 4.33 into bay)

Stripped wooden flooring, radiator, UPVC double glazed sash bay window to front.

Dining Room

13'2" x 11'1" (4.02 x 3.38)

Feature fireplace, stripped wooden flooring, UPVC double glazed French doors out to garden.

Kitchen/Breakfast Room

15'11" x 10'3" (4.87 x 3.14)

Kitchen is currently under renovation, twin sink units with base cupboards below, eye level cupboards, recently refitted gas fired boiler, plumbing for washing machine, two UPVC double glazed windows to side, one UPVC window to rear, UPVC double glazed door to rear, built in pantry, please enquire in regards to completion of kitchen subject to offer.

First Floor

Landing

Radiator, loft access, doors to:

Bedroom One

13'3" x 11'11" (4.04 x 3.64)

Wooden flooring, radiator, feature fireplace, two UPVC double glazed sash windows to front.

Bedroom Two

13'1" x 11'2" (4.00 x 3.41)

Radiator, feature fireplace, UPVC double glazed window to rear.

Bedroom Three

10'3" x 8'4" (3.14 x 2.56)

Radiator, UPVC double glazed window to rear.

Bedroom Four

8'10" x 5'9" (2.71 x 1.77)

Radiator, UPVC double glazed sash window to front.

Bathroom

7'6" x 6'2" (2.29 x 1.88)

Modern fitted suite comprising cast roll top bath unit, hand wash basin, low level W/C, heated towel rail, porcelain tiled flooring, UPVC double glazed window to side.

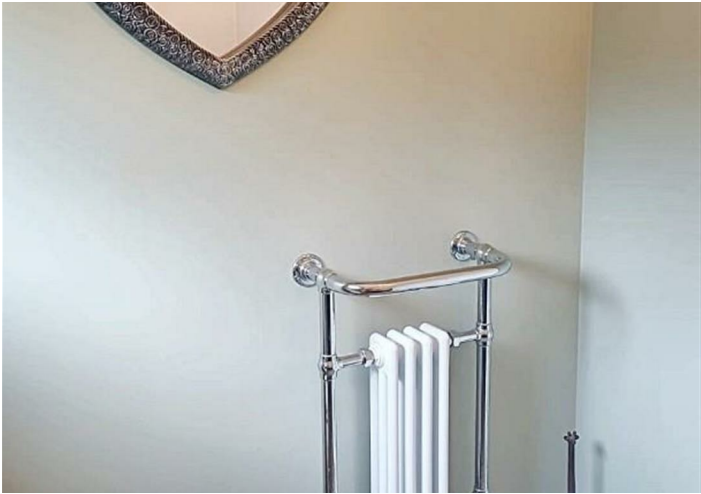
Externally**Front Garden**

Laid with white gravel, tiled pathway to front door, enclosed by brick built dwarf wall.

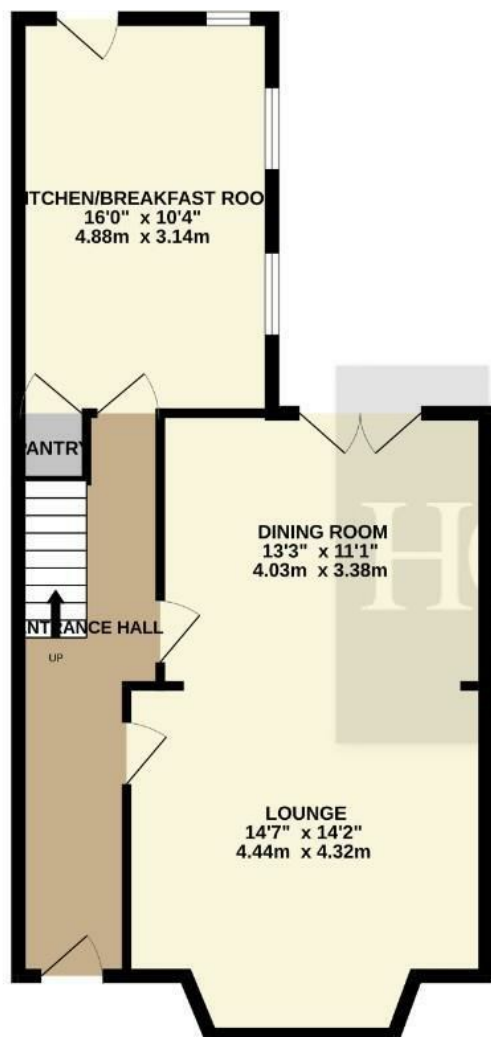
Rear Garden

Paved patio area leading to lawn, gated rear access.





GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.

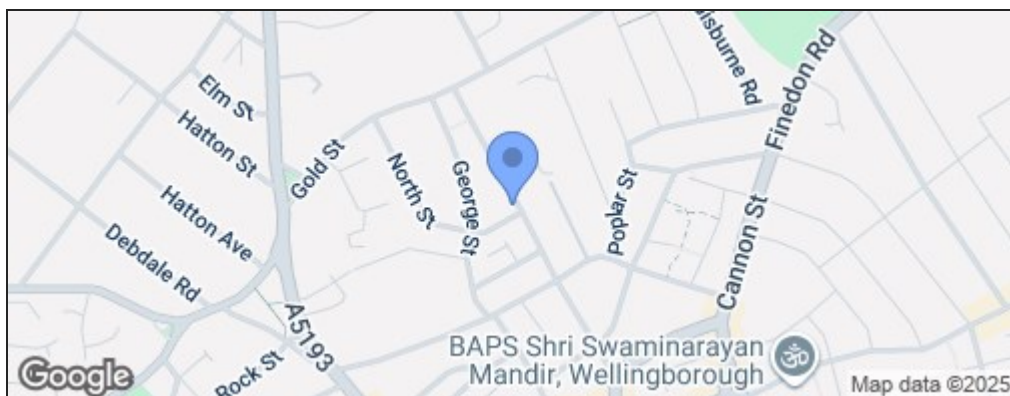


TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.