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Warwick Road, Wellingborough

£240,000 Freehold

BELVOIR!



A well presented semi detached bungalow situated on a large corner plot in a quiet cul de sac location close to local amenities.

To the front of the property is a wall enclosed garden, gravel areas and established plants and shrubs. There is a gated entrance and path leading to the front door which is located to the side of the property.

To the rear of the property is a low maintenance paved garden which steps down on two different levels. There are raised planting boxes for those who like gardening.

The accommodation comprises of a spacious entrance hall, living room, kitchen, conservatory, two double bedrooms and a bathroom.

The property is offered to the market with NO ONWARD CHAIN.

EPC Rating C. Council Tax B.



Entrance Hall

Door to the front, internal doors to all rooms, glazed door to the living room, loft hatch, radiator.

Living Room

3.70m x 4.40m (12'1" x 14'5")

Twin french doors with glazed side panels to the rear opening into the conservatory, glazed door to the kitchen, radiator, wall mounted electric fire.

Conservatory

3.20m x 2.90m (10'6" x 9'6")

Twin french doors opening onto the rear garden, radiator.

Kitchen

2.20m x 2.40m (7'2" x 7'11")

A range of wall and base units, work surfaces with wall tiling above, sink and drainer, window to the rear, door to the side, space and plumbing for appliances, oven, hob and extractor hood.



Bedroom One

2.70m x 3.60m (8'11" x 11'10")

Window to the front, built in wardrobes, radiator.

Bedroom Two

2.70m x 2.70m (8'11" x 8'11")

Window to the front, radiator.

Bathroom

Obscure glass window to the side, pedestal sink, low level WC, curved corner shower cubicle, wall tiles, heated towel rail.

Outside

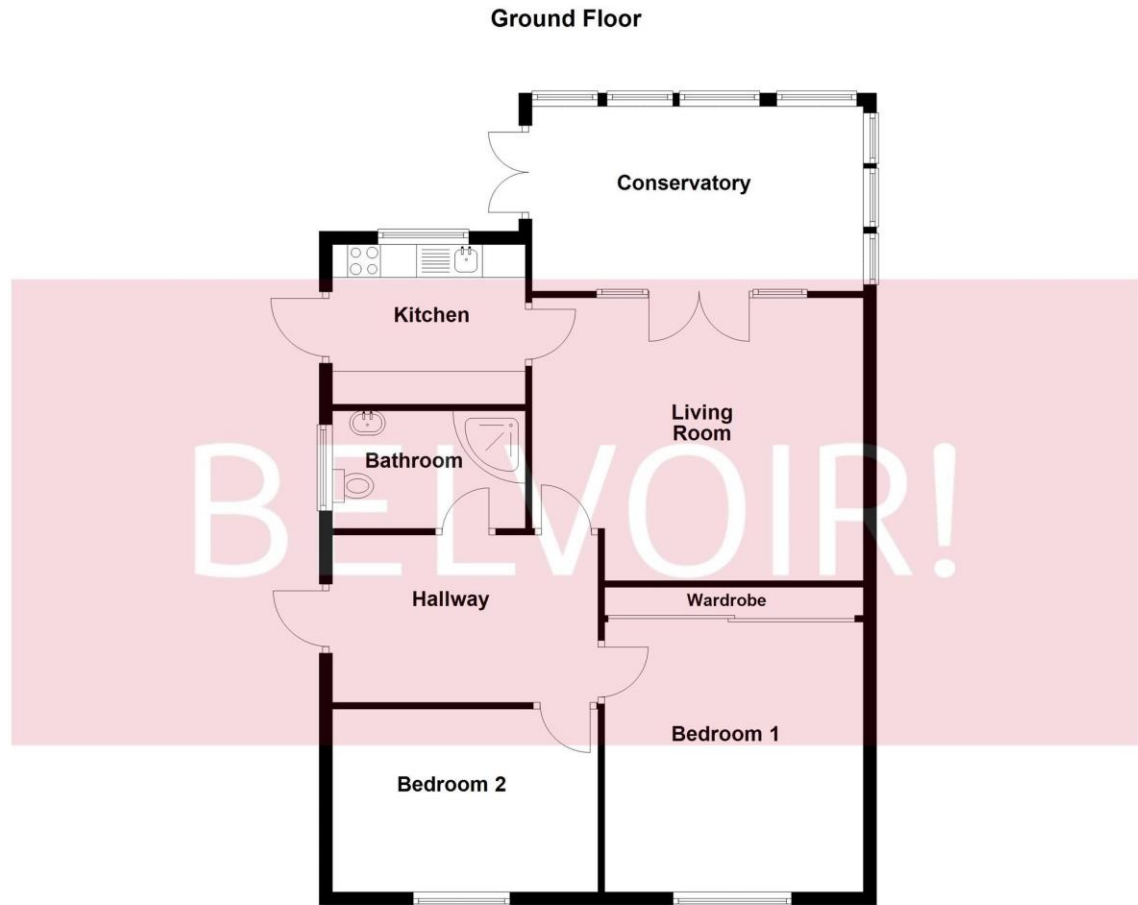
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Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Contact us today to arrange a viewing...

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