

5 Constitution Hill, Wellington TF1 3BA



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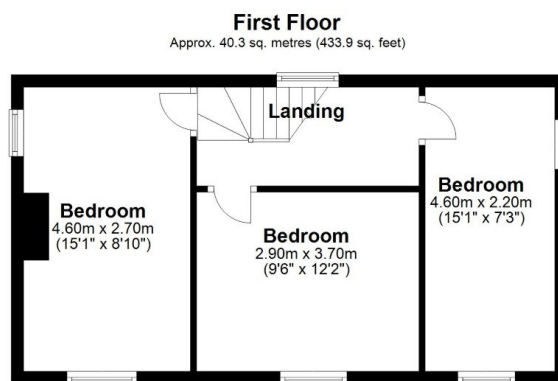
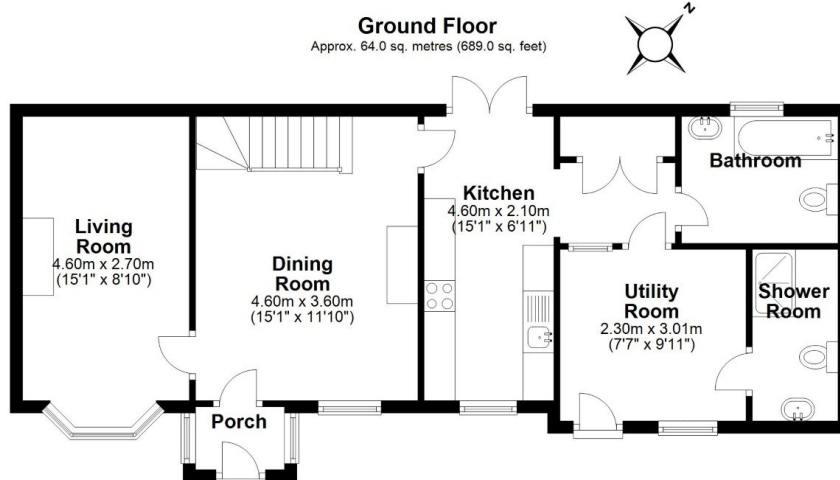
This attractive double fronted period property is located close to the Old Hall School and with easy access to Wellington Town Centre. The accommodation comprises entrance porch, living room with open feature fireplace and sash bay window, good sized dining room, kitchen with double doors out to the patio area, stable door through to the utility room with adjacent shower room plus a ground floor bathroom. The first floor features three well proportioned double bedrooms. There is driveway parking to the front and a delightful landscaped garden to the rear with steps leading up to a shaded seating area, useful garden shed and lawns. The owner has a set of architects drawing for a proposed extension over the utility area. There are excellent links to the national road and rail network from the area making it a good location for commuting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		









Total area: approx. 104.3 sq. metres (1122.9 sq. feet)

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Tenure Freehold

Council tax Band C

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 24th June 2024