

HARWOOD

THE ESTATE AGENT

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28 Avondale Rd, Wellington TF1 2HE



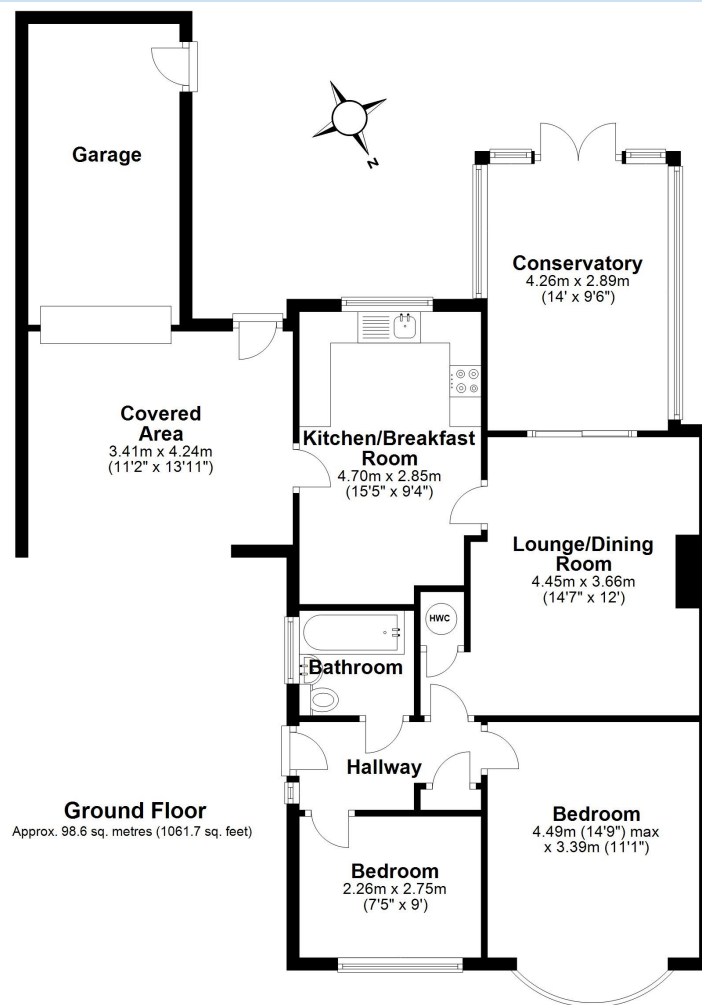
£ 2 6 9, 9 9 5 region

Located on a sought-after residential street in Wellington, this property offers comfortable single-level living. The inviting entrance hallway leads to a spacious lounge, opening into a bright conservatory—a perfect spot for relaxing or enjoying garden views. The kitchen/diner offers plenty of space for cooking, dining, and entertaining. The home includes two generously sized bedrooms and a modern family bathroom, designed for comfort and convenience. Outside, the property features ample driveway parking, a single garage, and a carport at the front. The south-facing rear garden provides a peaceful retreat, complete with a practical garden shed for additional storage. With Wellington's amenities nearby and excellent road and rail links, this home offers an ideal blend of comfort, convenience, and practicality in a highly desirable location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		







Total area: approx. 98.6 sq. metres (1061.7 sq. feet)

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 : 9th December 2024