

HARWOOD

THE ESTATE AGENT

01952 881010

59 Hollies Rd, Wellington TF1 1QL



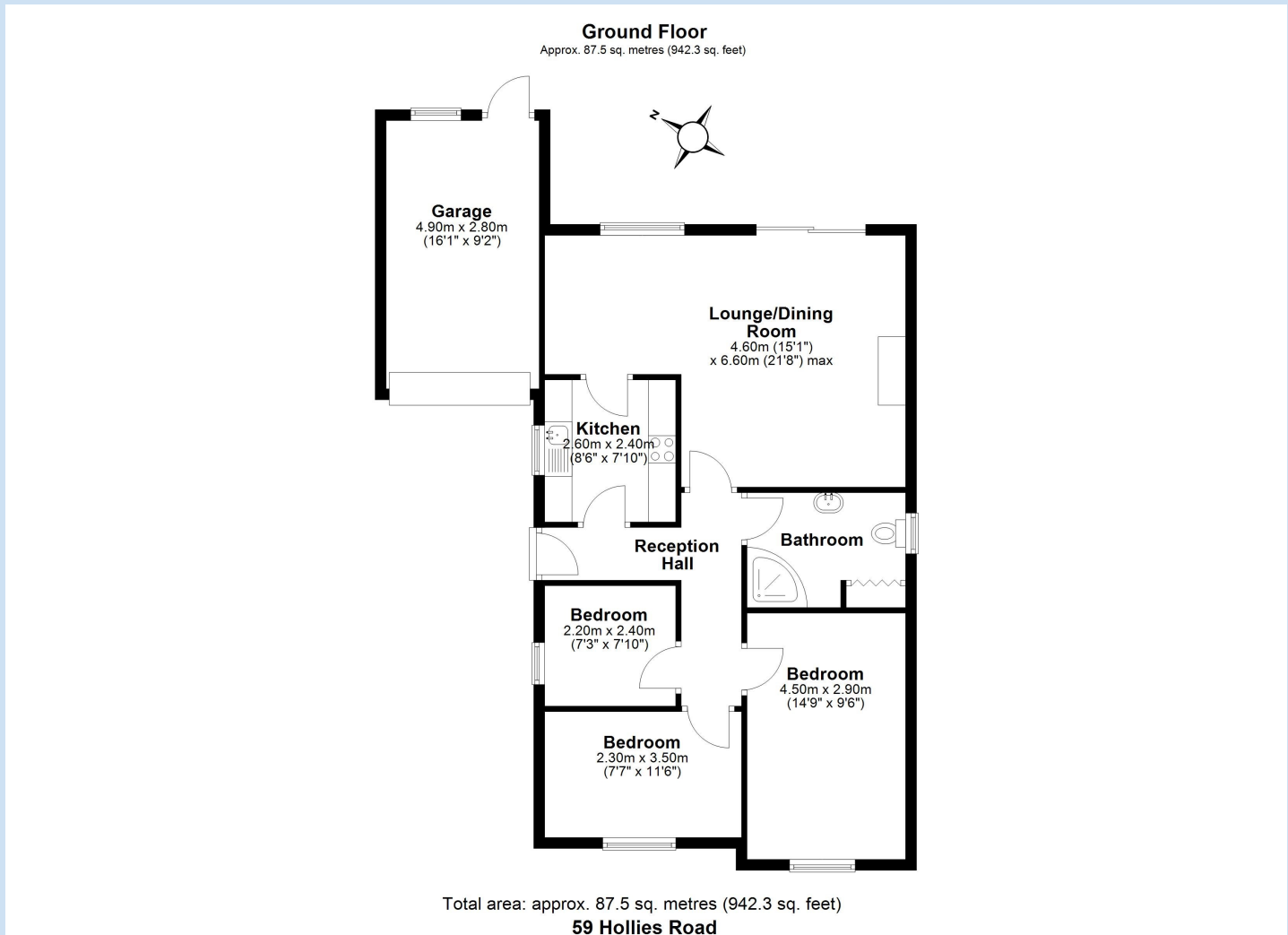
£3 0 0, 0 0 0 region

This three-bedroom semi-detached bungalow is ideally situated in a convenient location, offering easy access to the wide range of amenities available in Wellington. It is also just a short distance from the highly regarded Bowring Park, perfect for outdoor leisure and family activities. The property offers a well-planned and comfortable layout, featuring a generously sized lounge and dining area that benefits from plenty of natural light and direct access to the rear garden through sliding patio doors—ideal for entertaining or relaxing. The adjoining kitchen is functional and well-appointed, offering cupboard and worktop space. There are three bedrooms, providing flexible accommodation that could serve as guest rooms, home office space, or a hobby room. A family bathroom completes the interior layout. Externally, the property boasts driveway parking and a spacious double garage, providing excellent storage and secure off-road parking. To the rear, there is a private, low-maintenance garden, perfect for enjoying the outdoors with minimal upkeep. This bungalow represents a fantastic opportunity for those seeking a conveniently located, easily manageable home close to both town and green space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Tenure Freehold **Council tax** Band D

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 : 1st May 2025