

# HARWOOD

## THE ESTATE AGENT

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### 2 Wellington Rd, Donnington TF2 8AB



## £ 2 2 5, 0 0 0 region

This delightful detached cottage blends character, charm and everyday practicality, complete with gated driveway parking and a generous garden. Set within easy walking distance of local amenities and offering excellent access to major road links, it's perfectly placed for convenient living. Inside, the home features a spacious lounge with a woodburner, a separate dining room and a bright kitchen/breakfast room with quarry tiled flooring and double doors opening to the garden. A ground floor bathroom provides added convenience. Upstairs, two well proportioned bedrooms await, one enhanced by an attractive open fireplace. A warm, well balanced home ideal for first time buyers, downsizers or anyone seeking a cosy property with genuine character.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

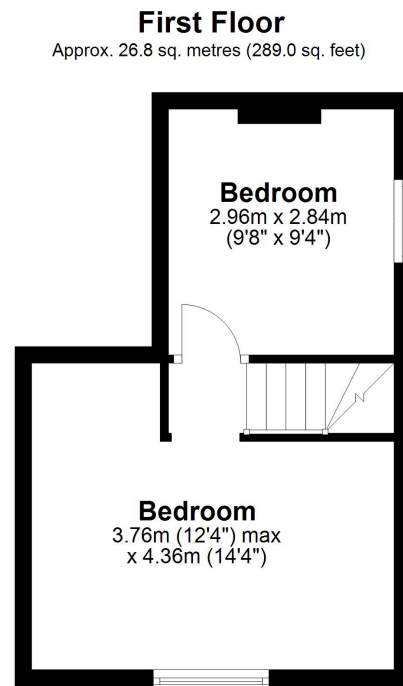
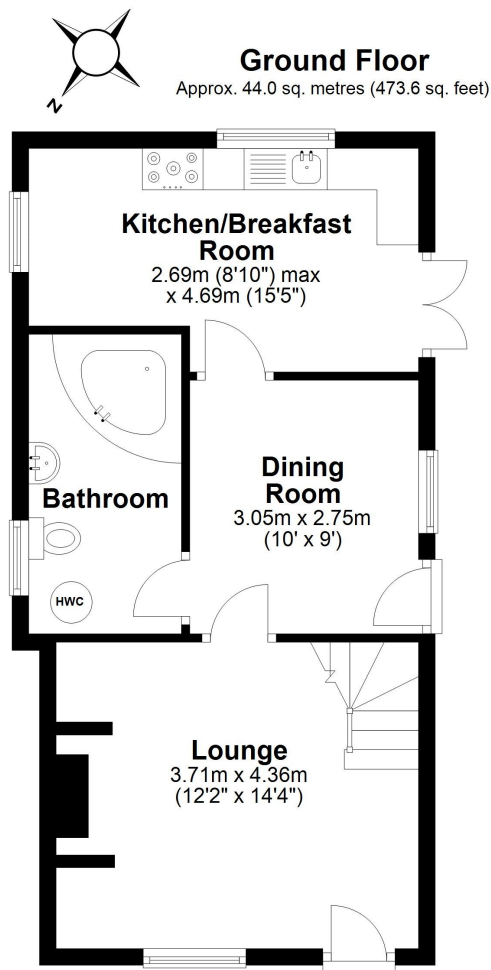












Total area: approx. 70.8 sq. metres (762.6 sq. feet)

**Tenure** Freehold **Council tax** Band B

**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 : 2nd February 2026