



# HARWOODS

Chartered Surveyors & Estate Agents



11 Waterside Road, Wellingborough  
Northamptonshire NN8 1PD

£269,950 Freehold

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# 11 Waterside Road, Wellingborough, Northamptonshire NN8 1PD

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**\*\*NO CHAIN\*\*SHORT WALK TO STATION\*\*CLOSE TO PARK\*\*** A well located modern 4/5 bedroom 3 storey semi-detached house with off road parking situated within a short walk of Wellingborough railway station (London St Pancras in around 55 minutes) and within a few minutes walk of Castle Fields Park. The house has an open aspect to the front and enjoys views of the park from the upper front windows.

The versatile accommodation is arranged over 3 floors and includes entrance hall, cloakroom/WC, spacious kitchen/family room (or kitchen/living room if using the upstairs living room as bedroom 5), 1st floor landing, living room/bedroom 5 with Juliette balcony, bedroom 1 with en suite, stairs to 2nd floor leading to 3 further bedrooms and family bathroom. Outside there is tandem parking for two cars and an enclosed garden.

The property has gas radiator central heating and UPVC double-glazing.

Viewing recommended.

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## The Accommodation comprises:

(Please note that all sizes are approximate only).

### Entrance Hall

Front door with double-glazed inset panel, radiator, staircase rising to 1st floor landing and doors off to:

### Cloakroom/WC

Close-coupled WC and pedestal washbasin. Radiator, electricity consumer unit and UPVC double-glazed window to the front.

### Kitchen/Family Room

25'8" max x 15'0" max (7.82m max x 4.57m max)

Living area with two radiators, under-stairs cupboard and UPVC double-glazed French doors to the rear garden with UPVC double-glazed panels flanking. Kitchen area with stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Plumbing for washing machine, Gloworm gas central heating boiler, gas hob, filter hood, double oven, integrated fridge/freezer, dishwasher and UPVC double-glazed window to the front.

### First Floor Landing

Radiator, stairs rising to second floor and doors off to:

### Living Room/Bedroom 5

14'11" x 10'8" max (4.55m x 3.25m max)

Two radiators, UPVC double-glazed window and UPVC double-glazed French doors with Juliet balcony both giving views to the front over Castle Fields Park.

### Bedroom 1

12'10" x 10'6" max (3.91m x 3.20m max)

Twin built-in wardrobes, radiator, two UPVC double-glazed windows to the rear, door to en suite.

### En Suite Shower Room

Suite comprising close-coupled WC, pedestal washbasin and shower. Radiator, extractor fan and UPVC double-glazed window to the side.

### Second Floor Landing

Loft access, airing cupboard with pressurised hot water cylinder, storage cupboard and doors to:

### Bedroom 2

15'0" x 7'6" (4.57m x 2.29m)

Radiator and two UPVC double-glazed windows to the rear.

### Bedroom 3

11'8" x 7'8" (3.56m x 2.34m)

Radiator and UPVC double-glazed window to the front with views over Castle Fields Park.

### Bedroom 4

7'8" x 7'0" (2.34m x 2.13m)

Radiator and UPVC double-glazed window to the front with views over Castle Fields Park

### Bathroom

Suite comprising close-coupled WC, washbasin and panelled bath with shower mixer tap. Radiator, extractor fan and UPVC double-glazed window to the side.

### Outside

Fenced rear garden with lawn and small paved area adjacent to the French doors. The garden has access on foot via a side gate and also via another gate to the rear parking area where there is a double length parking area with space for two cars.

### Council Tax Band

North Northamptonshire Council. Council tax band D.

### Estate Amenity Charge

The property is subject to an estate amenity charge which is payable every 6 months. The half yearly charge in advance from 1st January 2025 is £173.40

### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

### Important Note

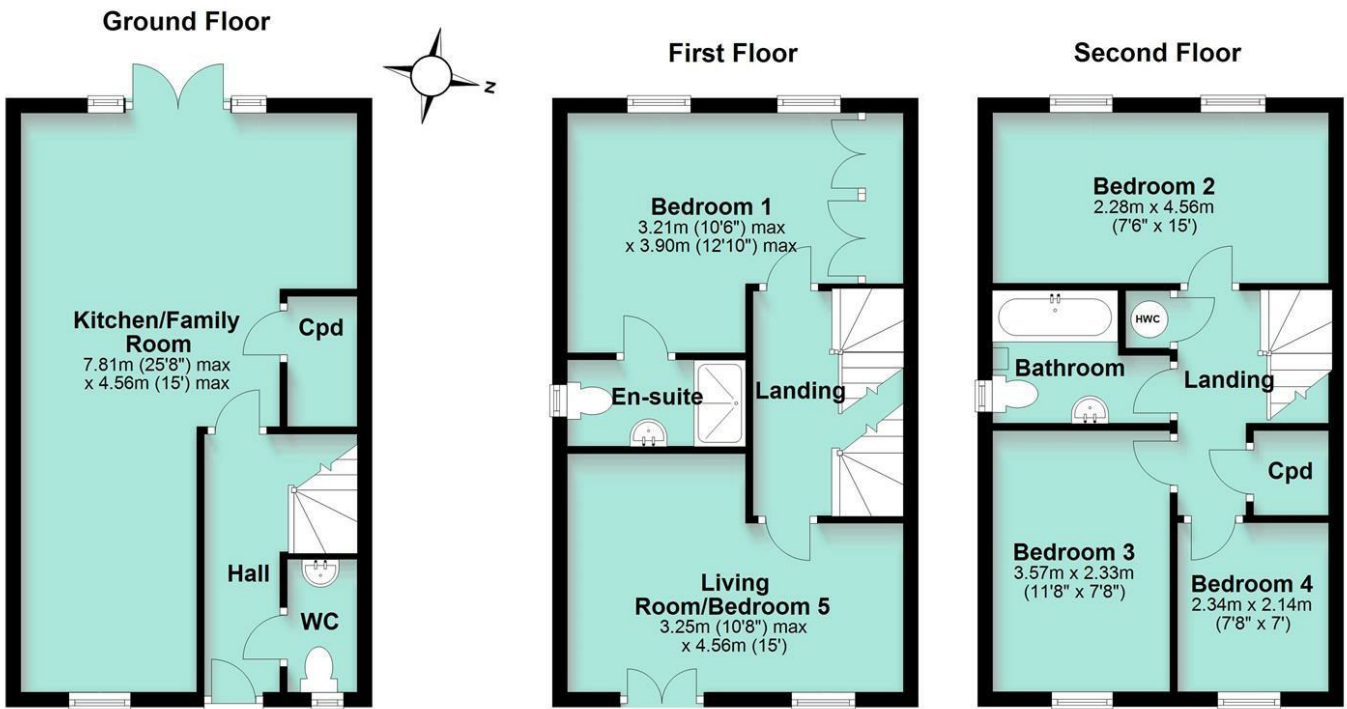
Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

**IMPORTANT WARNING:** Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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This plan is for illustrative purposes only and intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	