



HARWOODS

Chartered Surveyors & Estate Agents



19 Milton Avenue, Wellingborough
NN8 3RD

£200,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales

T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings

T : 01933 221616
E : lettings@harwoodsproperty.co.uk



19 Milton Avenue, Wellingborough, NN8 3RD

For sale with no upward chain; an extended 2 bedroom semi detached bungalow positioned to the west of the town, conveniently placed for shops and the A45 road network (linking to the M1 and A14). Wellingborough Train Station (providing a service to London St Pancras in around 50 minutes) is approximately 2.5 miles from the bungalow.

The bungalow is in need of some updating but does feature UPVC double glazing and gas central heating with a combination boiler. The accommodation comprises of an entrance hallway, lounge that opens to the dining room (which forms part of the extension), kitchen breakfast room (back part of the kitchen also part of the extension), 2 bedrooms and a shower room. The front garden is gravelled and has potential for off road parking (subject to necessary permissions) whilst to the rear is good size, south facing garden.

Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double glazed door to the side, radiator, doors to all rooms and loft hatch.

Lounge

12'8" x 9'5" (3.86m x 2.87m)

Good size reception room that opens on to the dining room, electric plug in fire place with wooden mantle piece, radiator and coving.

Dining Room

10'0" x 8'1" (3.05m x 2.46m)

UPVC double glazed window to the rear, radiator, down lights, door to the kitchen, ceiling coving.

Kitchen Breakfast Room

17'5" x 8'0"

Fitted kitchen comprising of base and wall mounted units, work tops, pull out drawers, breakfast bar, steel sink and drainer, tiled splash backs, gas hob and oven, cooker hood, double glazed window to the side and rear, double glazed door, coving, door to the entrance hall.

Bedroom 1

12'8" x 9'11" (3.86m x 3.02m)

Bay front double glazed window to the front, radiator, ceiling coving.

Bedroom 2

UPVC double glazed window, radiator, ceiling coving.

Shower Room

WC, wash hand basin, shower cubicle, UPVC double glazed window to the side.

Front Garden

Gravelled front area, side paved pathway leading to the storm porch and entrance door. Gated access leading to the back garden.

Rear Garden

Lovely size rear garden which enjoys a sunny facing aspect. Timber fence enclosed lawn garden,

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

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.

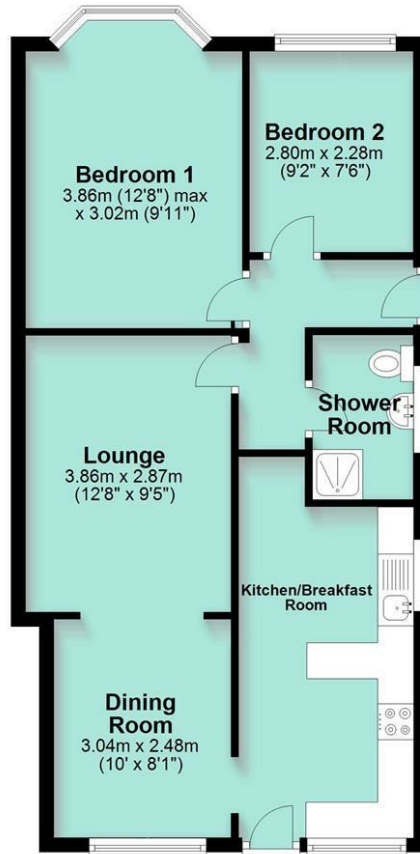
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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





Ground Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	