



HARWOODS

Chartered Surveyors & Estate Agents



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NN8 3TG

£185,000

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175 Queensway, Wellingborough, NN8 3TG

A spacious 1960s built 3 bedroom end of terrace house that occupies a lovely position to the east of the town overlooking a green area and conveniently placed for Queensway Recreational Park, schools, shops, Queensway Medical Centre and Park Farm Industrial Estate. The house is approximately 1 miles from Wellingborough Town Centre, whilst the town's railway station (providing a regular service to London St Pancras in approx. 50 minutes) is around 2.5 miles.

The house itself features UPVC double glazing and gas radiator central heating with the accommodation comprising of an entrance hall, cloak room, rectangular shaped living with a dual aspect, kitchen breakfast room, 3 well proportioned bedrooms and a family bathroom. Outside there are gardens to the front and rear, with the back garden enjoying a sunny, westerly facing. An open hardstanding area can be found to the back of the house which many residents choose to use for parking on an informal basis.

Ideal for a first time buyer, a viewing is recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Double glazed door opening to the hall, doors to all ground floor rooms.

Living Room

18'11" x 11'10" (5.77m x 3.61m)

Bright a spacious room with windows to the front and rear, radiator, ceiling coving.

Kitchen Breakfast Room

A good size room with space for a table, the kitchen is fitted, comprising of base and wall mounted cupboards, pull out drawers, sink and drainer, splash back tiling. Cooker point, plumbing for a washing machine. Wall mounted 'combination' boiler, ceiling coving, double glazed door to the conservatory.

Lean to conservatory

10'6" x 6'3" (3.20m x 1.91m)

Laminate flooring, sliding patio door to the rear garden.

Cloakroom

WC, wash hand basin, double glazed window to the front.

Landing

Doors to all rooms and storage cupboard.

Bedroom 1

11'9" x 10'3" (3.58m x 3.12m)

Double glazed window, radiator, overstairs storage cupboard ceiling coving.

Bedroom 2

Double glazed window to the front, radiator, ceiling coving.

Bedroom 3

Double glazed window, radiator, ceiling coving.

Shower Room

Refitted suit featuring corner shower cubicle, splash backs, ceramic wash hand basin, vanity cupboard, WC and double glazed window.

Front Garden

Small front garden that is mainly turfed with dividing paved pathway leading to the front door.

Back Garden

Partly paved, partly lawned garden that enjoys a westerly facing. Gated rear access, verstaile timber shed with power.

Council Tax

North Northamptonshire Council. Band A rating.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

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.

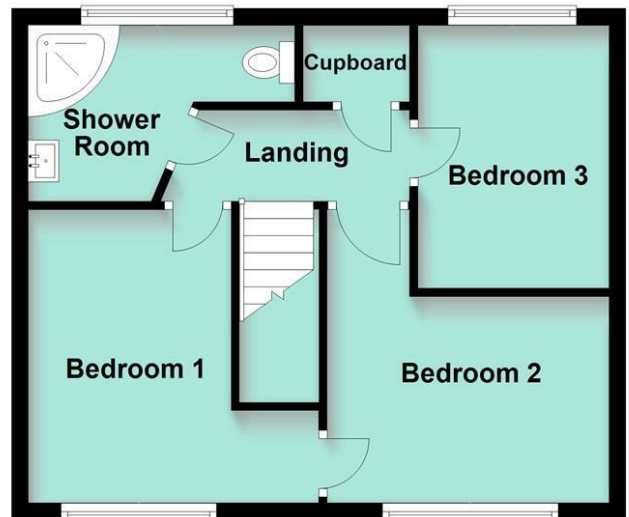




Ground Floor



First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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		