



# HARWOODS

Chartered Surveyors & Estate Agents



28 Pendered Road, Wellingborough  
Northamptonshire NN8 2LT

£220,000 Freehold

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## 28 Pendered Road, Wellingborough, Northamptonshire NN8 2LT

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A two bedroom semi-detached bungalow available with no onward chain. The property is situated in an established residential area on the southern edge of Wellingborough and is convenient for the A45.

The accommodation includes a side covered passage, hallway, living room, kitchen, large conservatory, two bedrooms and modern wet-room style shower room. The property has partial UPVC double-glazing and gas radiator central heating (although the boiler is in need of replacement).

The outside space includes a deep front garden, driveway and easily managed gravelled rear garden.

Harwoods hold keys for accompanied viewings. Sensible offers considered.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Covered Passage

Door from driveway and further rear door to the garden. Polycarbonate sheet roof.

#### Enclosed Porch

UPVC double-glazed outer door and fully glazed inner door to:

#### Entrance Hall

Radiator, loft access, electricity meter cupboard with consumer unit, airing cupboard with lagged hot water cylinder and immersion heater, wood panelled doors off to main rooms.

#### Living Room

12'9" plus bay x 11'11" (3.89m plus bay x 3.63m)

Gas fire and surround. Radiator, ceiling coving, two wall light points and UPVC double-glazed window to the front.

#### Kitchen

9'6" x 8'5" (2.90m x 2.57m)

1.5 bowl single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work surface areas. Part tiled walls, gas central heating boiler, stainless steel filter hood, UPVC double-glazed window to the side and UPVC double-glazed door to the conservatory.

#### Conservatory

22'4" x 8'2" (6.81m x 2.49m)

Tiled floor, radiator, polycarbonate sheet roof, UPVC double-glazed windows and door to the garden.

#### Bedroom 1

12'2" x 11'5" inc wardrobes (3.71m x 3.48m inc wardrobes)

Fitted wardrobes, radiator and UPVC double-glazed window to the front.

#### Bedroom 2

10'8" x 8'4" (3.25m x 2.54m)

Radiator and single-glazed timber window and door to the conservatory.

#### Shower Room

A modern wet room style shower area (Mira Advance electric shower unit), pedestal washbasin and close-coupled WC. Tiled walls, radiator and single glazed timber window to the conservatory.

#### Outside

Front garden with driveway, gravelled areas and low boundary wall. Rear garden with gravelled areas for ease of maintenance.

#### 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.

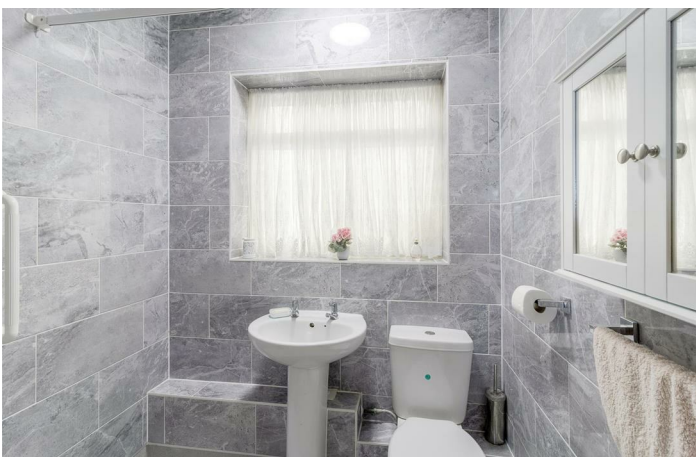
#### Important Note

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.

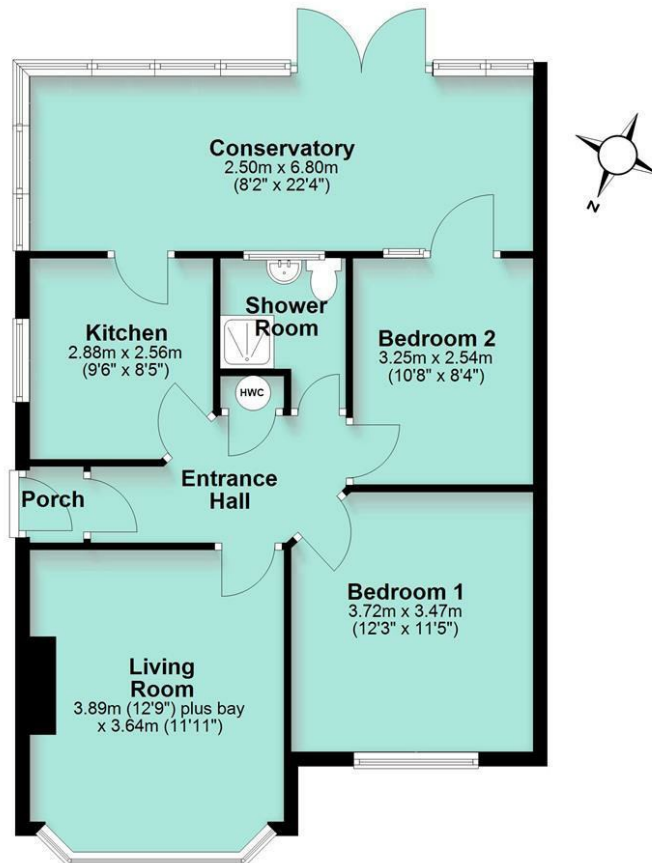
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## Ground Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(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>		57	
(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>			80
(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	