



HARWOODS

Chartered Surveyors & Estate Agents



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Situated to the south of the town of Wellingborough, and conveniently placed for shops and bus routes, a nicely presented, late 1950s built 2 bedroom bay fronted semi-detached bungalow, positioned on a corner plot that offers good potential to extend (subject to necessary consents) and provides off road parking for 2-3 vehicles.

Featuring UPVC double glazing and gas central heating, the accommodation comprises of a spacious hallway, bay fronted living room, refitted kitchen, 2 bedrooms and a bathroom suite. Outside there are well maintained gardens to the front, side, and rear of the bungalow, off road parking and a single garage.

The bungalow is offered with no chain and Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hallway

Approaching the bungalow from the front, the entrance is to the side of property. UPVC double glazed door opens into the hallway with doors leading off to all rooms. Wood laminate flooring, radiator, cupboard and loft hatch.

Living Room

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

Bright and spacious front living room featuring a double glazed bay window, laminate flooring, radiator and ceiling coving.

Kitchen

8'8" x 8'8" (2.64m x 2.64m)

Modern, fitted kitchen comprising base and wall mounted cupboards, pull out drawers, work tops, sink and drainer, plumbing for a washing machine, oven and ceramic hob, cooker hood, tiled flooring, double glazed window to the side and double glazed door opening onto the back garden.

Bedroom 1

12'3" x 11'6" (3.73m x 3.51m)

Good size master bedroom featuring fitted carpet, double glazed window, radiator and ceiling coving.

Bedroom 2

10'7" x 8'4" (3.23m x 2.54m)

Versatile second bedroom that looks out to the garden. Featuring UPVC double glazing, gas central heating, and ceiling coving.

Bathroom

Tiled suite featuring bath with shower over, WC, wash hand basin, radiator and double glazed window to the rear.

Front Garden

Situated behind a low brick, paved pathway leading to the side entrance, gated access to the rear garden.

Back Garden

The rear garden enjoys a south - easterly facing and features lawn and block paved areas. The garden features a variety of shrubs and trees and has bedding. Gated rear access to the parking area and door to the garage.

Off Parking & Garage

Good size paved and gravelled parking area that provides parking for 2-3 cars and leading to the single garage. The garage has a metal up and over door, double glazed window to the side and side door opening to the back garden.

Council Tax

Noth Northamptonshire Council. Band B 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

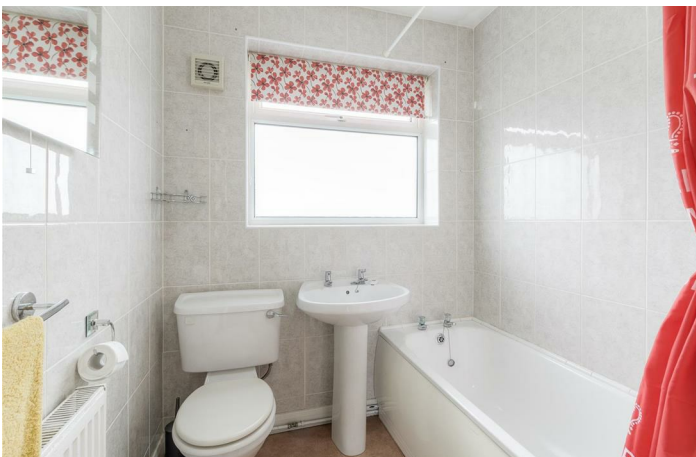
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any 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.

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.





Ground Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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			
(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	