



# HARWOODS

Chartered Surveyors & Estate Agents



1 Plumtree Avenue, Wellingborough  
Northamptonshire NN8 4SG

£230,000 Freehold

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## 1 Plumtree Avenue, Wellingborough, Northamptonshire NN8 4SG

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A 2 bedroom semi-detached bungalow occupying a very generous corner plot within the sought after Pyghtle area of the town. There is a double width driveway and a range of outbuildings including a brick garage, timber-lean-to store (with garage doors) and workshop.

The property and outbuildings are in need of updating but offer lots of potential and would be ideal for any buyer wanting a property to improve. The outside space giving lots of options that set this apart from many other bungalows that come to the market locally.

The accommodation includes a hallway, living room, kitchen, rear porch, utility cupboard, two double bedrooms and a bathroom. The property also has UPVC double-glazing and gas radiator central heating.

Available with no onward chain. Harwoods hold keys for accompanied viewing.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Enclosed Porch

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

#### Entrance Hall

Radiator, loft access, central heating thermostat, airing cupboard with lagged hot water cylinder, doors off to:

#### Living Room

13'11" x 11'11" (4.24m x 3.63m)

Tiled fireplace, radiator and UPVC double-glazed windows to the front and side.

#### Kitchen

9'7" x 8'6" (2.92m x 2.59m)

1.5 bowl sink, base cupboards, base drawers, work-surface areas and wall cupboards. UPVC double-glazed window to the side. door to:

#### Rear Porch

Timber built rear porch with UPVC double-glazed door and UPVC double-glazed window. Door off to utility cupboard which has plumbing for washing machine and also houses the Ideal Classic gas central heating boiler.

#### Bedroom 1

12'0" x 10'3" minimum (3.66m x 3.12m minimum)

Radiator, alcove wardrobes/storage and UPVC double-glazed window to the front.

#### Bedroom 2

12'0" x 9'0" (3.66m x 2.74m)

Radiator and UPVC double-glazed window to the rear.

#### Bathroom

With suite comprising low flush WC, pedestal washbasin, shower and panelled bath.

### Outside

The property occupies a very generous sized corner plot with very well stocked gardens that extends to the front, side and rear of the bungalow. There is also a double width driveway that gives access to a brick built garage and attached timber lean-to store (also with double-opening garage style door). There is also a further timber built workshop area. The measurements of these are as below.

#### Garage

16'0" x 8'2" (4.88m x 2.49m)

#### Lean-to Store

31'0" x 9'0" min (9.45m x 2.74m min)

#### Workshop Area

14'0" x 8'7" (4.27m x 2.62m)

### 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.

**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.

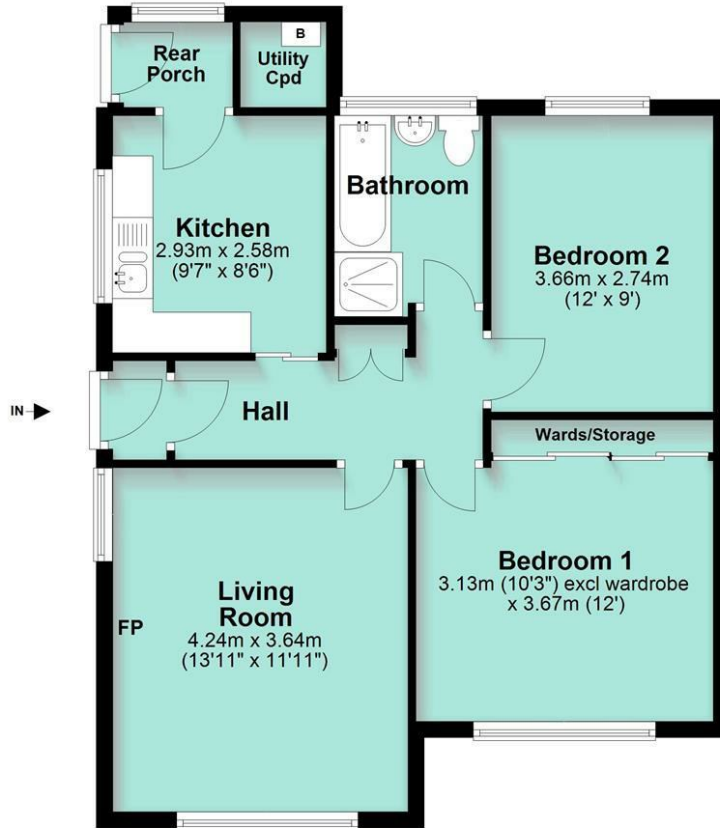
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### Ground Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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>			<b>88</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	