



# HARWOODS

Chartered Surveyors & Estate Agents



5 Plumtree Avenue, Wellingborough  
NN8 4SG

Guide Price £220,000

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## 5 Plumtree Avenue, Wellingborough, NN8 4SG

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For sale with no upward chain; a bay fronted 2/3 bedroom semi detached bungalow located on the popular estate of 'The Pyghtle' conveniently placed for the town centre, shops and backing on to a small park that was formerly an Orchard.

Whilst in need of some updating, the property features UPVC double glazing and gas central heating with the accommodation comprising of a spacious hallway, bay fronted living room, fitted kitchen, good size conservatory, 2 bedrooms and a bathroom suite. To the first floor is a versatile room that could be a bedroom or hobby room that looks on to the garden. Outside the gardens are established and well tended, being mainly laid to lawn. Additionally there is a block paved driveway providing off road parking that leads to a single garage.

This is a versatile bungalow that would be equally suitable for a family or someone looking to downsize and an early viewing is recommended. Harwoods hold keys for accompanied viewings.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Storm Porch and Entrance Hall

Approaching the property from the side, storm porch area leading to the door. Double glazed door opening into the hallway. Fitted carpet, storage cupboard, over head cupboard housing the fuse board. Doors to the lounge, kitchen, bathroom and both bedrooms.

#### Lounge

12'5" x 12'11" (3.78m x 3.94m)

Good size room with a lovely front bay window, side double glazed window, fitted carpet, radiator, ceiling coving.

#### Kitchen

9'4" x 8'5" (2.84m x 2.57m)

Fitted kitchen comprising of base and wall mounted cupboards, pull out drawers, ceramic hob and oven, sink and drainer, tiled splash backs, plumbing for a washing machine, wall mounted gas fired boiler, double glazed windows to the side and rear, internal door to the conservatory, side door leading to the back garden.

#### Conservatory

11'9" x 15'7" (3.58m x 4.75m)

A lovely size, versatile room that looks onto the garden. Featuring fitted carpet and double glazed windows to the side and rear. Patio doors opening onto the garden.

#### Bedroom 1

11'7" x 12'8" (3.53m x 3.86m)

Fitted carpet, double glazed window to the front, radiator and fitted wardrobes.

#### Bedroom 2

9'0" x 10'8" (2.74m x 3.25m)

Fitted carpet, radiator, stairs rising to bedroom 3/attic room. Doors to the conservatory.

#### Bathroom

Bath with shower over, wash hand basin, WC, radiator, window to the rear, storage cupboard.

#### Bedroom 3/Attic Room

15'7" reducing to 57" x 11'00" reducing to 5'9" (4.75m reducing to 17.37m x 3.35m reducing to 1.75m)

Versatile room that features fitted carpet, radiator, double glazed windows to the rear, door to the eaves.

#### Garage

Sectional concrete garage with 'up and over' metal door.

#### Rear Garden

Established mainly lawn garden with hedge borders, bedding, timber shed, paved pathway running down the side of the garden.

#### Front Garden

Partly lawn garden with low wall at the front, side block paved driveway. Side gate leading to the rear of the property.

#### Council Tax Banding

North 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](mailto: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.

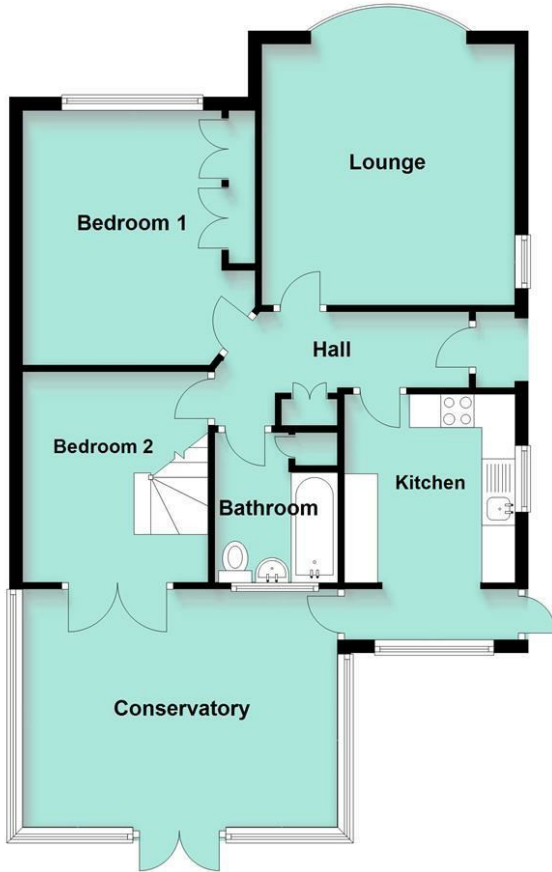
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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

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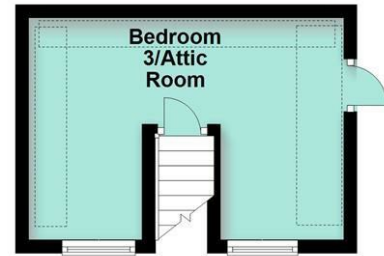




## Ground Floor



## First Floor



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

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</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 energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         | <b>78</b> |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</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 |         |           |