



# HARWOODS

Chartered Surveyors & Estate Agents



8 Weir Close, Wellingborough  
Northamptonshire NN8 5YF

£265,000 Freehold

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## 8 Weir Close, Wellingborough, Northamptonshire NN8 5YF

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For sale with NO UPWARD CHAIN: an extended 3 bedroom semi-detached chalet-style house with a south-easterly facing rear garden, driveway and single garage. The property is conveniently located in a small cul de sac within a sought-after residential area around a mile to the north of Wellingborough town centre and enjoys open views to the front over parkland.

The accommodation includes a hallway, 18ft kitchen, 20ft lounge/diner and 3 good sized bedrooms, en suite washroom/WC to bedroom 1 and a spacious family shower room. The house has UPVC double-glazing and gas radiator central heating.

This is a very attractive property and an early viewing is advised as this is not a property to be missed.

EPC ordered but awaited.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Double-glazed composite front door and UPVC double-glazed side panel. Radiator, ceiling coving, stairs rising to 1st floor, under-stairs cupboard and panelled doors off to kitchen and living room.

#### Lounge/Diner

20'7" x 12'2" max 9'1" min (6.27m x 3.71m max 2.77m min)

Feature gas fire with timber mantle shelf. Two wall light points, ceiling coving and two UPVC double-glazed windows to the rear.

#### Kitchen

17'11" x 9'1" max 6'4" min (5.46m x 2.77m max 1.93m min)

With a range of wood faced units to include base cupboards, base drawers, wall cupboards, work-surfaces and sink. Free-standing electric cooker, stainless steel cooker hood, radiator, Ideal Icos gas central heating boiler, UPVC double-glazed windows to the front and side, UPVC double-glazed door to the side.

#### First Floor Landing

Loft access (loft has a loft ladder, boarding, light/power). Airing cupboard with lagged hot water cylinder and batten shelving, panelled doors off to bedrooms and shower room.

#### Bedroom 1

11'8" x 10'11" (3.56m x 3.33m)

Radiator, UPVC double-glazed window to the rear and door to en suite washroom/WC.

#### En Suite Washroom/WC

White close-coupled WC and pedestal washbasin. Part tiled walls, extractor fan, tiled floor and UPVC double-glazed window to the rear.

#### Bedroom 2

12'7" x 10'11" (3.84m x 3.33m)

Radiator and UPVC double-glazed window to the front with open views over the parkland opposite.

#### Bedroom 3

12'7" x 6'4" (3.84m x 1.93m)

Radiator and UPVC double-glazed window to the front also with open views over the parkland opposite.

#### Shower Room/WC

11'8" x 5'11" max (3.56m x 1.80m max)

A spacious shower room refitted to offer WC with concealed cistern, vanity washbasin and large shower. Chrome towel radiator, further radiator, tiled floor, extractor fan and UPVC double-glazed windows to the side and rear.

#### Front Garden

Lawn, driveway and hardstanding area. Access to the garage.

#### Garage

Garage door to front, electricity meter/consumer unit, gas meter, lighting and power sockets.

#### Rear Garden

A south-early aspect tiered garden with decking and gravelled areas. Timber shed and separate summerhouse.

#### Council Tax Band

North Northamptonshire Council. Currently the Council Tax Band is C. The property has an improvement indicator which means that the property will be reassessment for council tax purposes upon sale. This may result in a change of banding.

#### 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.

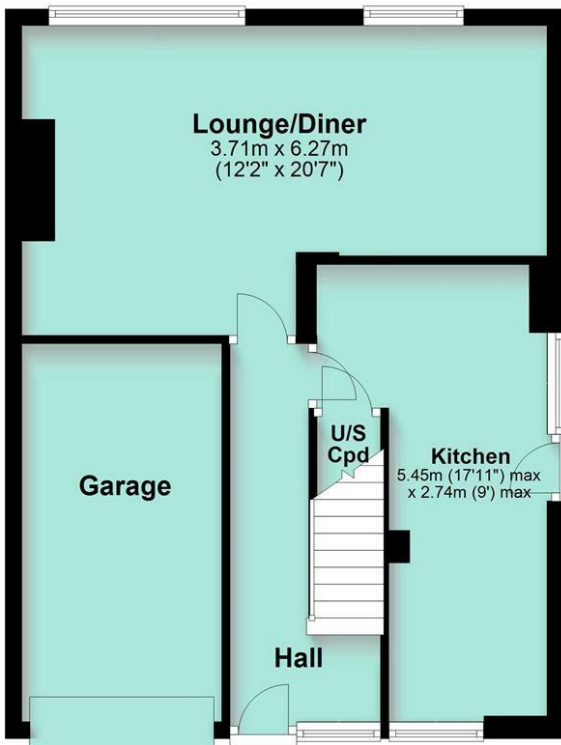
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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

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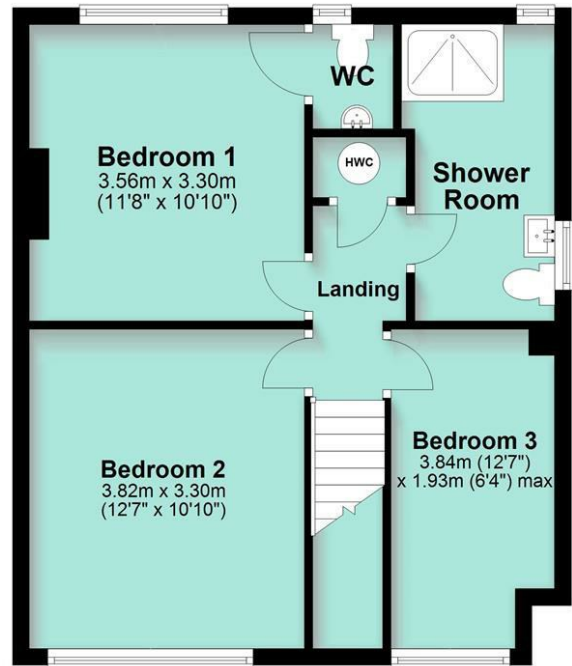




### Ground Floor



### First Floor



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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>		67	83
	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>			
(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		