



HARWOODS

Chartered Surveyors & Estate Agents



31 Roche Way, Wellingborough
Northamptonshire NN8 5YD

£335,000 Freehold

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31 Roche Way, Wellingborough, Northamptonshire NN8 5YD

An extremely well presented 3 bedroom detached bungalow occupying a corner plot and having a driveway and single garage. The property is conveniently located within a sought-after residential area around a mile to the north of Wellingborough town centre. The property is being sold with no onward chain.

The current owners had the property refurbished when they purchased around 14 years ago with works including electrical rewiring, re-plastering of some walls, smooth skimmed ceilings and the updating of kitchen and bathroom fittings.

The accommodation includes a useful entrance porch, large entrance hall, living room with dual-aspect windows, kitchen/diner, 3 bedrooms and bathroom. One of the bedrooms has French doors and so could be used as a sitting room or snug.

This is a very desirable bungalow and viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Porch

UPVC double-glazed front door with UPVC double-glazed side panel. Electricity consumer unit. Panelled inner door leading to entrance hall.

Entrance Hall

Double and single radiators, UPVC double-glazed window to the side and panelled doors off to all rooms.

Living Room

15'11" x 10'0" (4.85m x 3.05m)

Flame-effect gas fire with feature mantle surround. Double radiator, ceiling coving and UPVC double-glazed windows to the front and side.

Kitchen/Diner

15'11" x 9'4" (4.85m x 2.84m)

Fitted with an extensive range of units to include single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Ceramic hob, filter hood, electric double oven, ceiling coving, double radiator, plumbing for washing machine, Ideal Logic gas central heating boiler, UPVC double-glazed windows to the front and side, UPVC double-glazed door to the side.

Bedroom 1

11'2" x 10'0" (3.40m x 3.05m)

Double radiator, ceiling coving and UPVC double-glazed window to the rear.

Bedroom 2/Sitting Room

11'2" max 8'8" min x 9'4" (3.40m max 2.64m min x 2.84m)

Loft access, ceiling coving, double radiator and UPVC double-glazed French doors to the rear garden.

Bedroom 3

9'4" x 7'4" (2.84m x 2.24m)

Radiator, ceiling coving and UPVC double-glazed window to the side.

Bathroom

With white suite comprising close-coupled WC, pedestal washbasin and panelled bath with shower over. Fully tiled walls, tiled floor, radiator and UPVC double-glazed window to the side.

Gardens

The property occupies a generous sized corner plot with gardens to the front, side and rear. The front and side gardens are laid to lawn and have a low boundary hedge and flower borders. The rear garden gives near total privacy and has a patio with steps up to a lawn, again with flower borders. A driveway provides parking for one car and leads to the garage.

Garage

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

Powered roller door with remote opener. UPVC double-glazed side personnel door from the rear garden. UPVC double-glazed window. Power sockets and lighting.

Council Tax Band

North Northamptonshire Council. Council tax band is currently D. 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

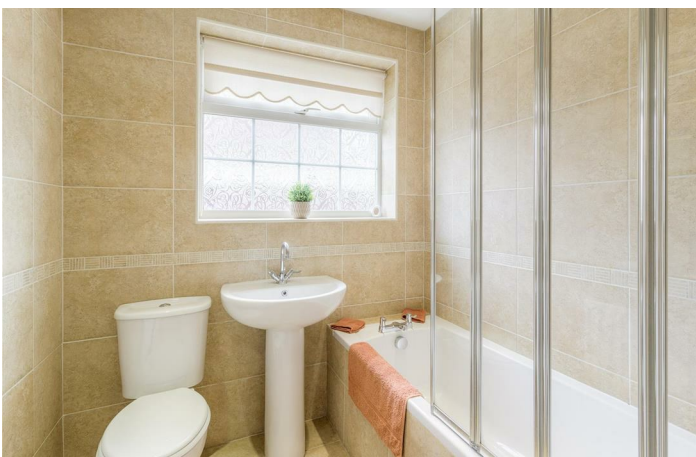
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any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





Detached Bungalow



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		60	81
	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		