



HARWOODS

Chartered Surveyors & Estate Agents



14 The Banks, Wellingborough
Northamptonshire NN9 5YX

£280,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales

T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings

T : 01933 221616
E : lettings@harwoodsproperty.co.uk



14 The Banks, Wellingborough, Northamptonshire NN9 5YX

A much improved and very smartly presented 3 bedroom semi-detached family house situated in the popular Redhill Grange area of Wellingborough and ideal for access to Northampton, Kettering, Corby and the A14/A45.

The house has been comprehensively modernised by the owners over recent years and now offers good sized comfortable family accommodation to include hallway, cloakroom/WC, living room, dining room, refitted kitchen (oven, hob, filter hood, washing machine, fridge, freezer and wine chiller), landing, 3 bedrooms and a refitted bathroom.

Features include modern UPVC double-glazing (windows and doors all recently replaced), gas radiator central heating, side driveway, single garage and a south-westerly aspect rear garden.

This is a very attractive property and a viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Front door with double-glazed inset panels. Radiator, ceiling coving, doors off to cloakroom and living room.

Cloakroom/WC

White suite comprising WC and wash basin. Radiator, ceiling coving and UPVC double-glazed window to the side.

Living Room

16'11" max x 13'9" (5.16m max x 4.19m)

Ceiling coving, staircase rising to 1st floor landing, double radiator, single radiator and UPVC double-glazed bay window to the front with deep sill. Glazed double doors opening to dining room.

Dining Room

10'9" x 8'10" (3.28m x 2.69m)

Radiator, ceiling coving, UPVC double-glazed patio door leading to rear garden. Opening leading through to the kitchen.

Kitchen

10'7" x 7'8" (3.23m x 2.34m)

Smartly refitted with a range of modern units including 1.5 bowl porcelain sink, base cupboards and drawers, wall mounted cupboards and work-surface areas. Range of appliances to include electric oven, stainless steel hob, stainless steel extractor hood, wine chiller, integrated washing machine, integrated fridge and freezer. UPVC double-glazed window to the rear.

First Floor Landing

Two built-in storage cupboards, access to part boarded loft space with loft ladder (the central heating boiler is in the loft), doors off to all bedrooms and bathroom.

Bedroom 1

11'1" x 9'10" (3.38m x 3.00m)

Radiator, ceiling coving, built in double wardrobe and UPVC double-glazed window to the rear.

Bedroom 2

11'2" x 8'7" plus doorway (3.40m x 2.62m plus doorway)

Radiator, ceiling coving, built-in wardrobe and UPVC double-glazed window to the front.

Bedroom 3

8'0" x 7'10" (2.44m x 2.39m)

Radiator, ceiling coving, built in cupboard and UPVC double-glazed window to the front.

Bathroom

With white suite comprising WC, pedestal wash basin and panelled bath with shower over. Radiator and UPVC double-glazed window to rear.

Front Garden

Front garden with lawn and good length side driveway that leads to the garage.

Single Garage

Recently replaced garage door. Light and power sockets.

Rear Garden

South-westerly aspect rear garden with lawn and timber deck. The deck has inset lighting and there is an external power socket.

Council Tax Band

North Northamptonshire Council. Council Tax Band C.

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.

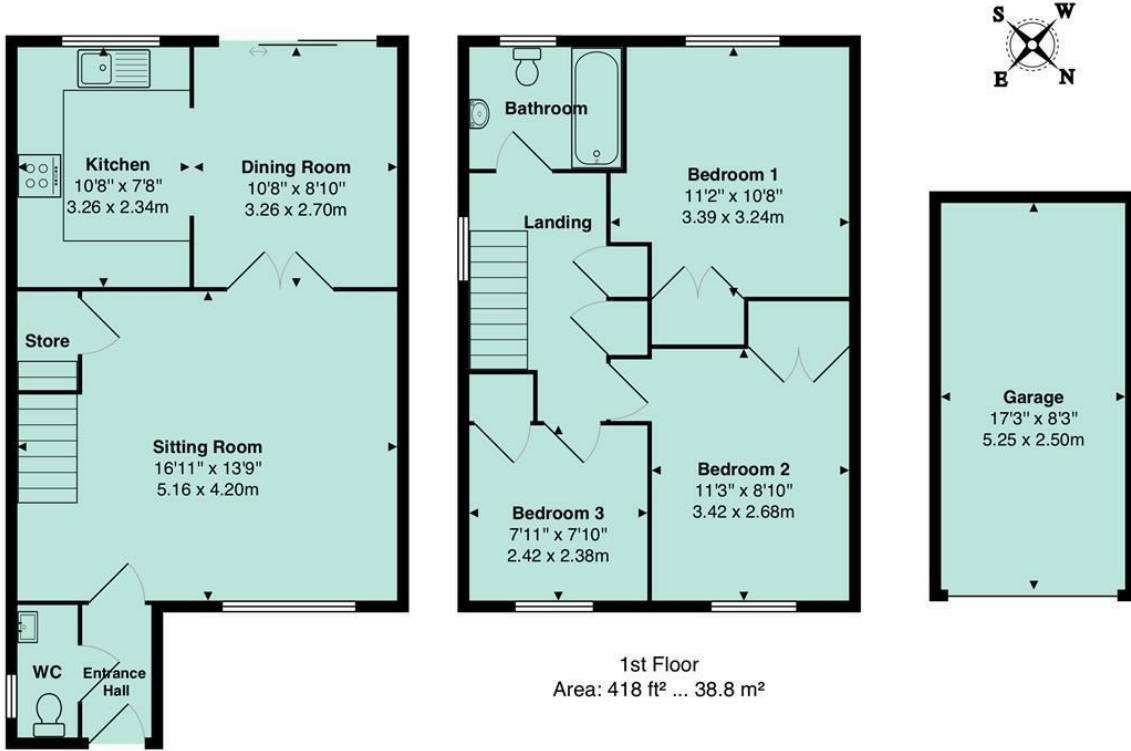
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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





HARWOODS

Chartered Surveyors & Estate Agents



Ground Floor
Area: 454 ft² ... 42.2 m²

1st Floor
Area: 418 ft² ... 38.8 m²

Total Area: 872 ft² ... 81.0 m² (excluding garage)
All measurements are approximate and for display purposes only

