



HARWOODS

Chartered Surveyors & Estate Agents



7 Wilbye Grange, Wellingborough
Northamptonshire NN8 3PS

£320,000 Freehold

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

Residential Sales

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

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



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For sale with no onward chain. A good sized detached house, originally built in the mid 1960s and having well proportioned rooms and a generous sized plot. The house is now rather dated but has lots of potential and would be ideal for any buyer wanting to improve to add value.

The house is set back from the road and has lots of parking and a drive-through garage allows a car to pass through to a carport behind.

The accommodation includes an enclosed porch, hallway, lounge, dining room, kitchen/breakfast room and a versatile ground floor bedroom 4/study (or could be a playroom, extra sitting room etc) which has an adjoining shower room/WC. The wall between the dining room and kitchen is a light-weight dividing screen and so could easily be removed to create more open-plan living. Upstairs there are 3 further double bedrooms and a bathroom (so 4 bedrooms in total over two floors).

The house is situated in a sought-after cul-de-sac off Northampton Road and so is ideal for any buyer wanting to avoid a housing estate.

Viewing recommended to see the potential.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Enclosed Porch

UPVC double-glazed front door with matching double-glazed panels flanking. Glazed inner door to hall.

Entrance Hall

Stairs to 1st floor. Doors off to bedroom4/study and lounge. Fitted coats cupboard.

Bedroom 4/Study

13'4" max x 8'8" max (4.06m max x 2.64m max)

Radiator, timber sealed-unit window to the porch, fitted louvre fronted wardrobe/storage. Door to shower room.

Shower Room

Vanity washbasin, close-coupled toilet and shower. Radiator. UPVC double-glazed window to the side.

Lounge

18'8" x 15'2" max (5.69m x 4.62m max)

Skirting radiators, part exposed brickwork, part timber veneer panelling, UPVC double-glazed picture window to the front and wide opening that leads through through to the dining room.

Dining Room

10'1" x 8'8" (3.07m x 2.64m)

UPVC double-glazed window to the side. Aluminium framed double-glazed patio door to the rear garden. A light weight dividing wall incorporating a serving hatch and storage separates the dining room from the kitchen and could easily be removed to create a more open plan design. Door to kitchen.

Kitchen/Breakfast Room

13'10" x 8'11" min (4.22m x 2.72m min)

1.5 bowl acrylic sink, base cupboards, base drawers, wall cupboards and work-surface areas. Electric oven, gas hob, plumbing for washing machine, radiator, UPVC double-glazed windows to the side and rear, part-glazed timber door to the side.

First Floor Landing

Loft hatch and doors off to all first floor rooms.

Bedroom 1

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

A large double room with radiator, built-in cupboard, access to under-eaves storage and double-glazed window to the side.

Bedroom 2

10'11" x 8'11" (3.33m x 2.72m)

Another double room with airing cupboard (lagged hot water cylinder and immersion heater), radiator, built-in cupboard, access to under-eaves storage area, double-glazed window to the side.

Bedroom 3

10'3" x 8'6" max (3.12m x 2.59m max)

Another double-bedroom with radiator and double-glazed dormer window to the front.

Bathroom

With original suite comprising low-flush WC, pedestal washbasin and bath. Radiator, part tiled walls and double-glazed window to the side.

Front Garden

The house is set back from the road behind a deep front garden with lawns, shrubs and tarmac driveway that gives generous space for off road parking. This also gives direct access to the garage which unusually has garage doors at both ends to allow a car to pass through into a covered car port that is set behind the garage,

Garage

18'4" max x 9'6" max (5.59m max x 2.90m max)

Garage doors to the front and rear to allow a car to pass through to the rear.

Rear Garden

A generous sized rectangular shaped rear garden with lawn, patio, greenhouse and timber shed. Covered car port which is accessed via the garage.

Council Tax Band

North Northamptonshire Council. Council Tax Band D.

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

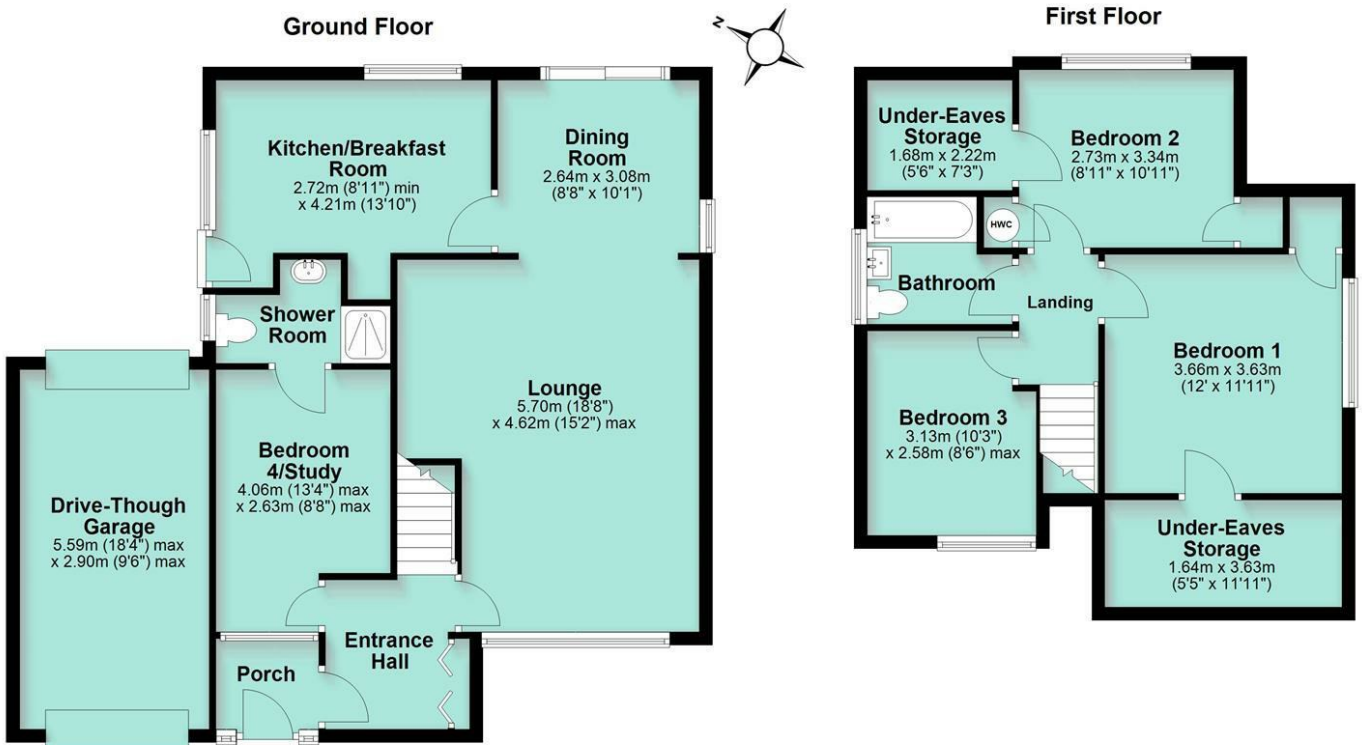
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	