



HARWOODS

Chartered Surveyors & Estate Agents



15 Hatton Park Road, Wellingborough
NN8 5BA

£187,500 Freehold

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15 Hatton Park Road, Wellingborough, NN8 5BA

A two bedroom terrace house situated in the sought after Hatton Park area and available with no chain.

The accommodation includes a recess porch, entrance hall, lounge open to dining area, modern cream high-gloss kitchen, first floor landing, 2 double bedrooms, bathroom and separate toilet. The property has UPVC double-glazing and gas radiator central heating. Outside there is a paved front garden and a small easily managed rear garden.

Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Recess Porch

Entrance Hall

UPVC double-glazed front door, staircase rising to 1st floor landing and door off to lounge.

Lounge

11'5" x 9'6" max (3.48m x 2.90m max)

Radiator electricity consumer unit and UPVC double-glazed bow window to the front. Open plan to adjoining dining area.

Dining Area

11'4" x 9'8" (3.45m x 2.95m)

Gas fire with back boiler, under-stairs cupboard, UPVC double-glazed window to the rear and door leading to kitchen.

Kitchen

12'10" x 8'0" (3.91m x 2.44m)

With a modern range of cream colour high gloss units to include base cupboards, base drawers, wall cupboards and worksurface areas. Single drainer stainless steel sink, electric hob, electric oven and filter hood. Double radiator, built-in shelved cupboard, plumbing for automatic washing machine, UPVC double-glazed windows to both the side and rear, UPVC double-glazed door to the garden.

First Floor Landing

Cupboard, airing cupboard with lagged hot water cylinder, loft hatch and doors off to all first floor rooms.

Bedroom 1

13'2" x 11'0" (4.01m x 3.35m)

Radiator and UPVC double-glazed window to the front.

Bedroom 2

11'10" x 8'8" (3.61m x 2.64m)

Radiator and UPVC double-glazed window to the rear.

Bathroom

White colour suite comprising pedestal washbasin and panelled bath with Mira Vigour electric shower over. Glazed shower screen, radiator and UPVC double-glazed window to the rear.

Toilet

White close-coupled WC. UPVC double-glazed window to the side.

Outside

Small front garden with paving and shrubs. Small easily managed rear garden with lawn, shrubs, timber shed and rear pedestrian access gate.

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

Referral Fees

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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.

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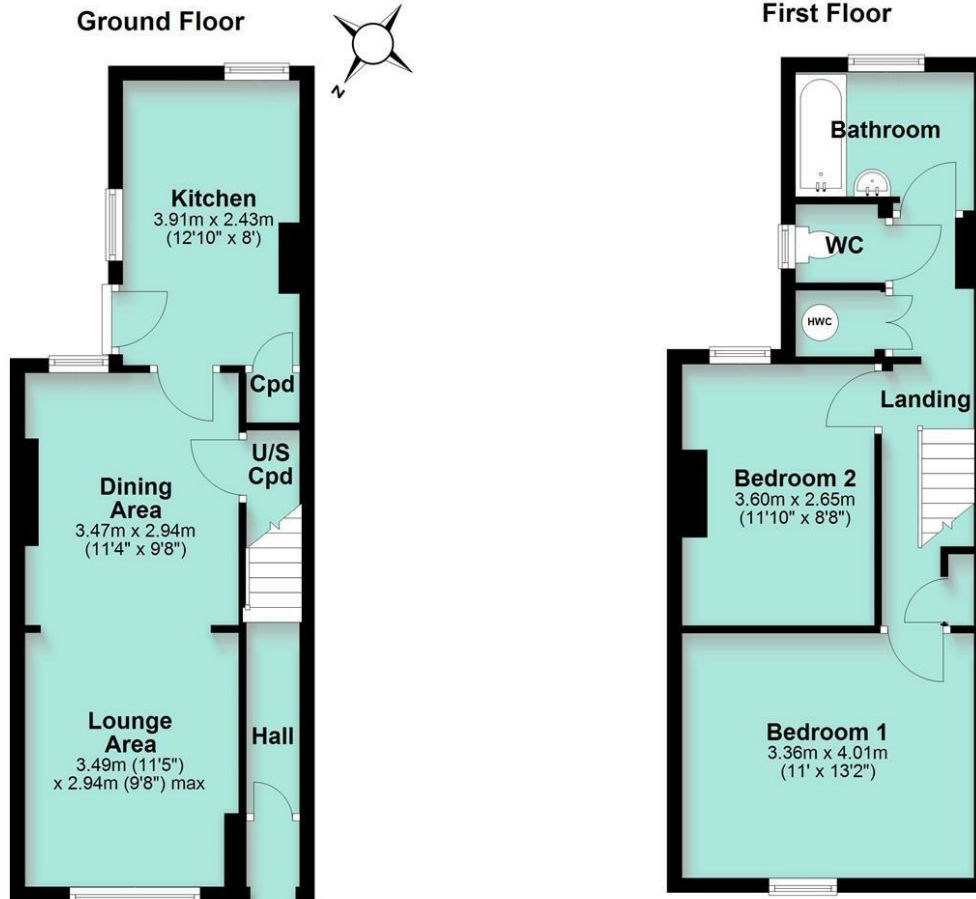
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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





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Plan produced using PlanUp.

