



HARWOODS

Chartered Surveyors & Estate Agents



134 Henshaw Road, Wellingborough
Northamptonshire NN8 2BE

£235,000 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
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134 Henshaw Road, Wellingborough, Northamptonshire NN8 2BE

For sale with no onward chain; a 1970's 3 bedroom semi detached house that features a rear extension creating versatile, family friendly accommodation. The house is positioned to the west of the town and is conveniently placed for schools, shops, Croyland Park and the A45 Road network. The town's railway station is under 2 miles from the house and provides a service to London St Pancras in around 50 minutes.

Built with a steel frame, the house features UPVC double glazing and gas radiator central heating, with accommodation comprising of a spacious entrance hallway, square front living room that opens to a good size dining room, open plan kitchen dining room with scope for further improvement, versatile office room, 3 well proportioned bedrooms and a bathroom with separate WC. Outside there is off road parking at the front leading to a garage that opens into a workshop space, whilst to the rear is a lovely size rear garden.

The house is dated in places but appears well cared for and would make an ideal family home. Viewing recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Approaching the house from the front, double glazed door opens into a spacious hallway. Storage cupboard, stairs rising to the first floor and doors to the lounge and kitchen.

Lounge

12'2" x 11'11" (3.71m x 3.63m)

Good size front reception room featuring a large double glazed window allowing plenty of light into the room. Fitted carpet, radiator, ceiling coving, doors to the dining room.

Dining Room

9'11" x 10'2" (3.02m x 3.10m)

Fitted carpet, radiator, ceiling coving, doors to the kitchen/dining room.

Kitchen Dining Room

8'6" x 19'0" (2.59m x 5.79m)

Forming part of the extension and overlooking the rear garden, a good size kitchen dining room that offers great space and offers scope for further improvement. 'Horseshoe' shape kitchen offering plenty of worktop space, base and wall mounted cupboards, pull out drawers, sink and drainer, splash backs, plumbing for washing machine and gas cooker.

Office Area

12'3" x 8'6" (3.73m x 2.59m)

Originally part of the kitchen, the room is currently set up as an office but is very versatile and could be used as a play room or additional dining room. Work top, under stairs storage cupboard, door to the side leading to the boot room and garage.

First floor landing

Fitted carpet, double glazed window to the side, storage cupboard housing the gas fired boiler. Loft hatch and doors to all first floor rooms.

Bedroom 1

10'11" x 11'11" (3.33m x 3.63m)

Good size double bedroom overlooking the garden and featuring fitted carpet, radiator, built in wardrobes, double glazed window.

Bedroom 2

10'9" x 10'10" (3.28m x 3.30m)

Featuring fitted carpet, radiator, double glazed window.

Bedroom 3

Good size third bedroom that has space for a single bed and drawers, fitted carpet, overstairs storage cupboard, radiator and double glazed window.

Bathroom & separate WC

Panelled bath with mixer shower, sink, tile splash backs, double glazed windows to the front. The WC is located in the adjoining room and features a double glazed window to the side WC. The room could be knocked into one (subject to meeting necessary regulations) to create a larger bathroom suite area.

Front garden and driveway

Deep front garden featuring a lawn area, paved pathway to the front door. Hardstanding driveway providing off road parking for a couple of vehicles and leading to a single garage.

Rear garden

Mainly laid to lawn but also featuring a paved patio area that adjoins the house. The garden features shrub borders and is ideal for a family.

Garage, workshop and boot room

25'11" x 8'6" (7.90m x 2.59m)

The garage has a metal 'up and over door' along with power and lighting. The garage opens up at the rear to a spacious work room or storage area. Window and door to the rear. Door to the 'boot room' that in turn leads to the front of the property or side of the house.

Council Tax Band

North Northamptonshire Council. Band C rating.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

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.

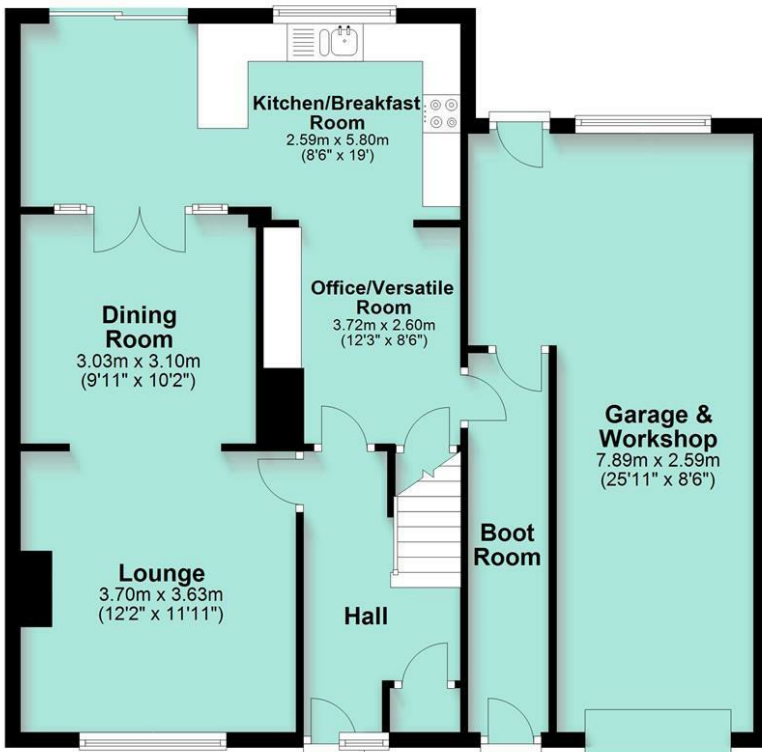
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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

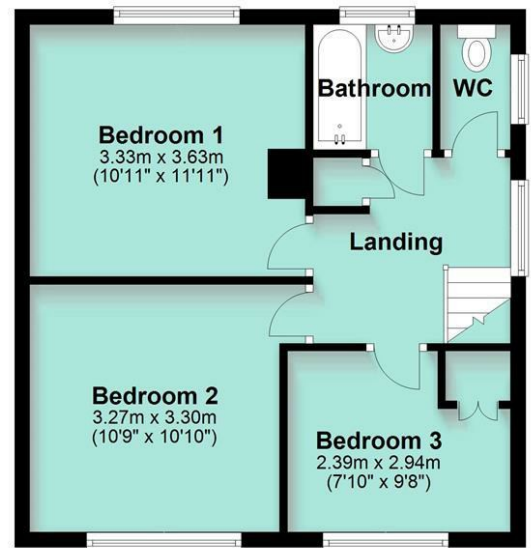




Ground Floor



First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	EU Directive 2002/91/EC	63	76

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		