



HARWOODS

Chartered Surveyors & Estate Agents



2 Balmoral Close, Wellingborough Northamptonshire NN8 2EG

£220,000

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2 Balmoral Close, Wellingborough, Northamptonshire NN8 2EG

A very smartly presented and extended, 2 bedroom semi detached house that is positioned to the west of the town, on a 'no through road'. The house is conveniently placed for shops, schools, Croyland Park/Swansbrook Grove green area, along with the A45 road network and Park Farm Industrial Estate. Wellingborough Train Station is just over 2 miles from the house and provides a service to London St Pancras in around 50 minutes.

Featuring UPVC double glazing and gas central heating, the ground floor accommodation consists of an entrance hall, fitted kitchen, spacious living room and a versatile rear extension that looks onto the rear garden. The first floor features 2 double bedrooms and a modern bathroom suite.

Outside, to the front of the house are lawn gardens either side of the driveway, with the left hand side being particularly spacious. Hard standing driveway providing off road parking, whilst to the rear is an attractively garden that enjoys a sunny facing that features a smart patio area and raised lawn garden.

Viewing recommended.

Agents Note -The seller is a relative of a Harwoods employee as such we have a personal interest in the sale as defined by the Estate Agent Act 1979.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Approaching the property from the side, composite double glazed door opening into the hall. Stairs rise to the first floor, doors to the Kitchen and Lounge. Double glazed window to the front. Tiled flooring and a radiator.

Kitchen

9'9" x 8'1" max (2.97m x 2.46m max)

Modern, fitted kitchen featuring base and wall mounted cupboards, pull out drawers, work tops, oven with gas hob, cooker hood, plumbing for washing machine, work tops, sink and drainer, perspex splash backs, double glazed window to the front.

Living Room

14'2" x 11'9" (4.32m x 3.58m)

Smartly presented principle reception room that opens onto the conservatory. The spacious room features fitted carpet, radiator and ceiling coving.

Dining Room

9'4" x 11'9" (2.84m x 3.58m)

Versatile room that overlooks the garden that is a real feature of the house. Having been extended by the current owner, the room features double glazed windows to the side and rear, along with a velux style roof window, that allows lots of light into the room. Featuring wood engineered flooring and double glazed patio doors that open onto the garden, double glazed windows to the side

First Floor Landing

Fitted carpet, double glazed window to the rear, doors to all first floor rooms.

Bedroom 1

8'10" x 11'9" (2.69m x 3.58m)

Fitted carpet, double glazed window to the rear and radiator.

Bedroom 2

9'11(max) x 11'11 (3.02m(max) x 3.63m)

Good size second bedroom that features a double glazed window to the rear, fitted carpet, radiator and a useful over stairs storage cupboard.

Bathroom

Modern, smartly tiled suite consisting of bath with shower over, WC, wash hand basin with vanity unit.

Front Garden

The property enjoys a good frontage and features a lawn garden to both the left and right of the driveway. Side gate leading to the back garden.

Rear Garden

Smartly designed rear garden that enjoys a sunny, south westerly facing aspect. Featuring a paved patio area and raised lawn, the garden has a good degree of privacy and has access to the front via a wooden gate.

Council Tax Band

North Northamptonshire Council. Band B rating.

Disclosure of personal interest

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Wanting to View?

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

Referral Fees

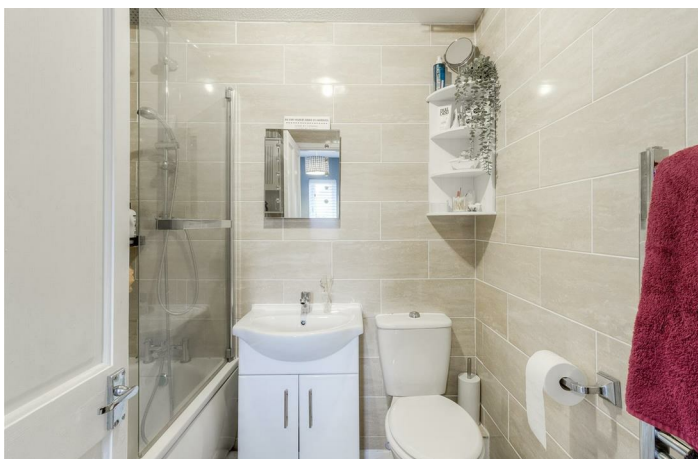
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any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

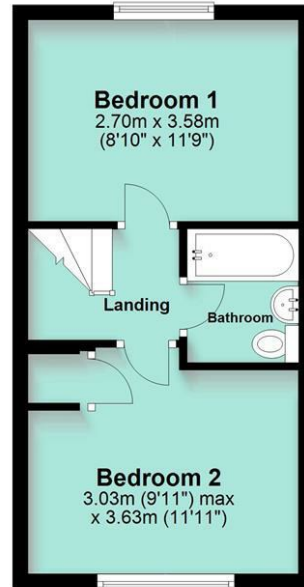




Ground Floor



First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(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	

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	