



# HARWOODS

Chartered Surveyors & Estate Agents



109 Oakway, Wellingborough  
NN8 4SD

£261,950 Freehold

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## 109 Oakway, Wellingborough, NN8 4SD

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An extended and much improved 2 bedroom semi-detached bungalow situated in a popular residential area. This well presented home is ideal for a couple, single person or a young family as the property is adjacent to primary school grounds.

The accommodation includes a hallway with storage cupboard, main bedroom with fitted wardrobe, second bedroom with French doors to the garden, shower room with good sized shower, living/dining room and L shaped kitchen/breakfast room. The kitchen has been extended to offer more space and the overall accommodation is well presented.

Features include a good width side driveway, single sectional garage, UPVC double-glazing, gas radiator central heating and an enclosed rear garden that also has a summer house.

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

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

UPVC double-glazed front door, tiled floor, radiator, electricity consumer unit, loft access with loft ladder, storage cupboard and doors off to bedrooms, shower room and lounge/diner.

#### Lounge/Diner

18'0" x 11'5" max 7'11" min (5.49m x 3.48m max 2.41m min)

Electric fire with mantle surround, double radiator & UPVC double-glazed window to the front. Opening leading through to:

#### Kitchen/Breakfast Room

8'0" x 6'7" + 11'5" x 8'4" (2.44m x 2.01m + 3.48m x 2.54m)

L shaped room with 1.5 bowl single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Gas oven, gas hob and filter hood. Tiled floor, plumbing for washing machine, vertical radiator, Glow worm Ultimate gas central heating boiler, UPVC double-glazed window to the rear, UPVC double-glazed French doors to the garden.

#### Bedroom 1

12'8" x 8'11" (3.86m x 2.72m)

Fitted wardrobes, double radiator and UPVC double-glazed window to the front.

#### Bedroom 2

10'0" x 7'7" (3.05m x 2.31m)

Double radiator and UPVC double-glazed French doors to the rear garden.

#### Shower Room

White suite comprising close-coupled WC, vanity washbasin and good sized shower with Mira fittings. Radiator/towel rail, recess shelving, tiled walls and extractor light.

#### Outside - Front

Enclosed front garden and good length side driveway providing parking for several cars and leading to a single garage (described more fully below).

#### Single Garage

Sectional concrete construction. Garage door to front, UPVC double-glazed side personnel door, light and power sockets.

#### Rear Garden

Large paved patio, small lawn and timber summerhouse.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band C. The property has an improvement indicator which means that the property will be reassessment for council tax purposes upon sale. This may result in a change of banding.

#### 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.

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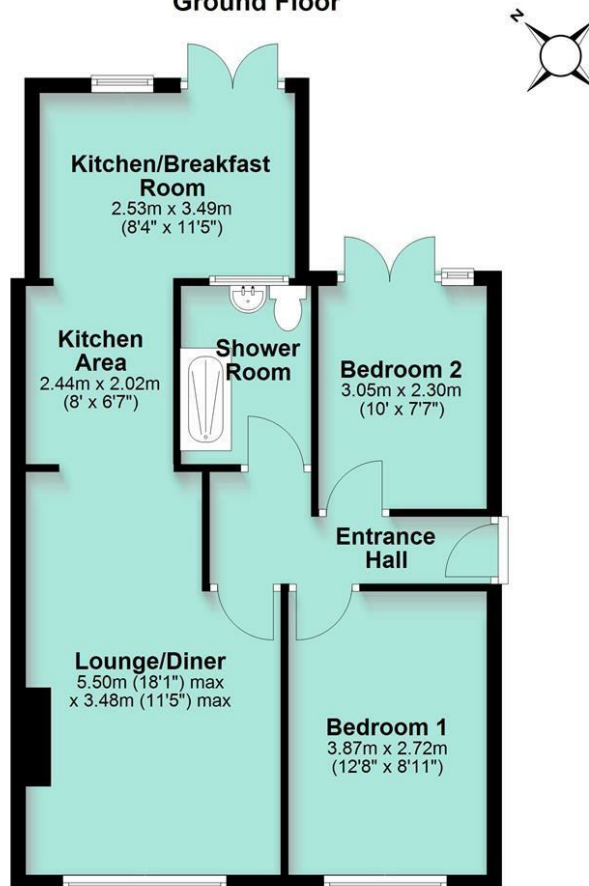




# HARWOODS

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## Ground Floor



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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
		67			84