



HARWOODS

Chartered Surveyors & Estate Agents



90 Oakway, Wellingborough
Northants NN8 4SD

£275,000

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
E : lettings@harwoodsproperty.co.uk



90 Oakway, Wellingborough, Northants NN8 4SD

A very smartly presented 2 bedroom semi detached bungalow that features a rear extension and is positioned on a no through road, within the popular residential area of 'The Pyghtle'.

The bungalow has been refurbished by the sellers to a high standard and features a refitted kitchen with integrated appliances and stone work tops, contemporary bathroom suite with clawfoot bath, solar panels, Air Source Heat Pump and modern boiler. The accommodation comprises of a through hallway with stylish tiled flooring, a good size loving room that features wood engineered flooring, 2 double bedrooms, bathroom suite and kitchen dining room extension.

Outside there is a hardstanding driveway at the front leading to garage/store, whilst to the rear is a very smartly designed garden that enjoys a sunny aspect, that is mainly laid to lawn but also features a slate grey patio area and pergola.

The Pyghtle has long been a sought after area within the town, conveniently placed for Wellingborough's town centre (just over a mile) and train station (1.4 mile) that provides a service to London St Pancras in approximately 50 minutes. A viewing is recommended to appreciate all that the bungalow has to offer.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Approaching the bungalow from the front, side composite door opening into the hallway. Smartly tiled flooring that leads to all rooms. Loft hatch to the attic space that is partly boarded and houses the boiler.

Lounge

13'9" x 11'11" (4.19m x 3.63m)

Bright and spacious reception room that features double glazed windows to the side and front, wood engineered flooring and aluminium radiator.

Kitchen

9'7" x 8'1" (2.92m x 2.46m)

A real feature of the bungalow is the stylish kitchen that opens onto the dining room extension. The kitchen features base and wall mounted cupboards, pull out drawers and integrated appliances, to include, tall fridge and separate freezer, oven, ceramic hob, washing machine and dish washer. Stone work tops, ceramic sink, double glazed window to the side, tile flooring and 'Phillips Hue white and colour lighting'

Dining Room

6'11" x 8'1" (2.11m x 2.46m)

Following from the kitchen, tiled flooring, double glazed window to the side, patio doors opening onto the rear garden.

Bedroom 1

12'1" x 11'11" (3.68m x 3.63m)

Lovely size main bedroom that features wood engineered flooring, double glazed window to the front and aluminium radiator.

Bedroom 2

11'11" x 8'11" (3.63m x 2.72m)

Good size second bedroom that features wood engineered flooring, double glazed window to the rear and aluminium flooring.

Bathroom

Fully tiled suite comprising of WC, bath, wash hand basin, heated towel rail, double glazed window to the rear.

Front

Lawn garden at the front with hardstanding driveway running down the side of the property providing off road parking and leading to the garage/workshop.

Garage

Doors to the front and side, power and lighting.

Rear Garden

Good size rear garden with a sunny, south westerly aspect. The garden is well thought out, featuring raised bedding at the borders with an array of plants, lawn, stylish paved patio area and pergola.

Council Tax

North Northamptonshire. Band B

Wanting to View?

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

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.

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 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.

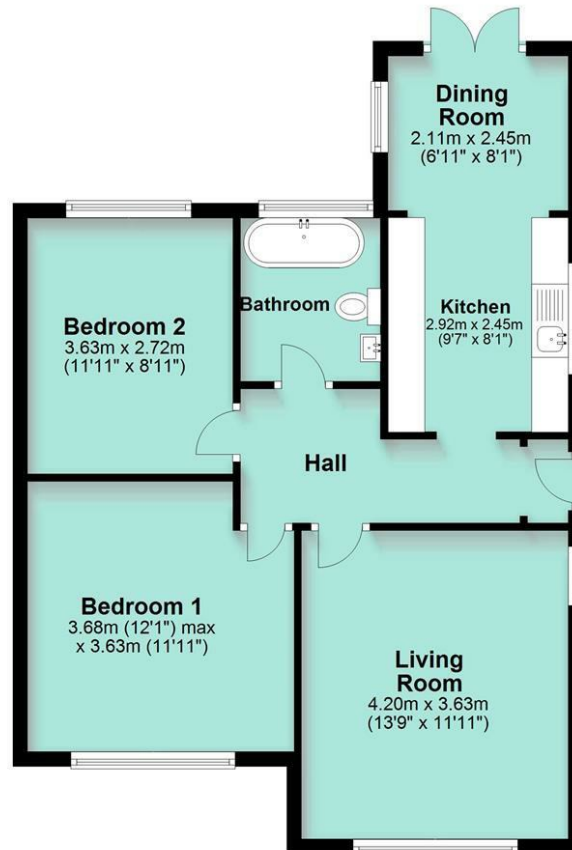




HARWOODS

Chartered Surveyors & Estate Agents

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		
	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	

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	