



HARWOODS

Chartered Surveyors & Estate Agents



18 Windermere Drive, Wellingborough
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£265,000 Freehold

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Residential Sales

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A 3 bedroom detached house with off road parking, single garage and a south-easterly aspect rear garden. The property is vacant and available with no onward chain and so would suit a buyer looking to move quickly.

The accommodation includes a hallway, downstairs toilet, living room, dining room, kitchen, landing, 3 bedrooms and bathroom. The house also has gas radiator central heating and UPVC double-glazing.

Viewing recommended. Harwoods hold keys for accompanied visits.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double-glazed front door, radiator, staircase to 1st floor and doors leading to cloakroom and living room.

Cloakroom/WC

White suite comprising close coupled WC and wash basin. Radiator. UPVC double-glazed window to the front.

Living Room

Mock fireplace, two radiators, UPVC double-glazed box bay window to the front. Archway leading to dining room.

Dining Room

Radiator, UPVC double-glazed French doors to the rear garden and further door leading to kitchen.

Kitchen

Single drainer stainless steel sink unit with base cupboards, base drawers, wall mounted cupboards and worksurface areas. Radiator, under-stairs cupboard, Baxi Duo Tec gas central heating boiler, UPVC double-glazed window to the rear and UPVC double-glazed door to the side.

First Floor Landing

Radiator, loft access, storage cupboard, UPVC double-glazed window to the side and doors off to all bedrooms and bathroom.

Bedroom 1

Radiator and UPVC double-glazed window to the front.

Bedroom 2

Radiator and UPVC double-glazed window to the rear.

Bedroom 3

Radiator, bulkhead cupboard and UPVC double-glazed window to the front.

Bathroom

White suite comprising close coupled WC, pedestal wash basin and panelled bath with Mira shower over. Radiator, extractor fan, part tiled walls and UPVC double-glazed window to the rear.

Front Garden

Open plan front garden with lawn and driveway.

Garage

Garage door to front, lighting, power sockets, plumbing for washing machine and rear door to garden.

Rear Garden

A good sized south-easterly aspect garden with paved patio, lawn and shrubs.

Council Tax Band

North Northamptonshire Council. Council Tax Band C.

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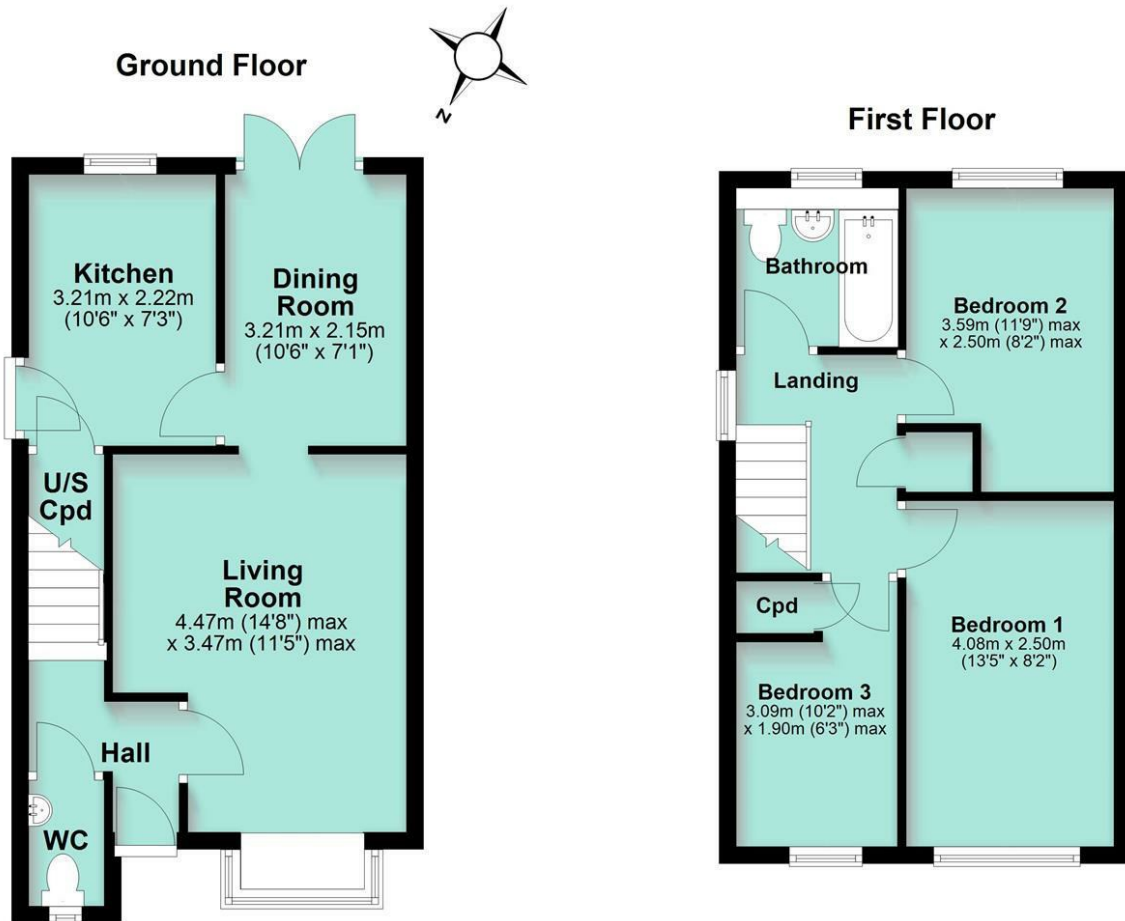
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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





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Plan produced using PlanUp.

