



HARWOODS

Chartered Surveyors & Estate Agents



60a Senwick Road, Wellingborough
Northamptonshire NN8 1NJ

£249,950 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales

T : 01933 278591

E : res@harwoodsproperty.co.uk

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60a Senwick Road, Wellingborough, Northamptonshire NN8 1NJ

An individually built 3 bedroom detached, chatlet style house postioned to the east of the town that is conveniently placed for Wellingborough Train Station (providing a direct service to London St Pancras in under 50 minutes), the attractive Nene Court (providing a range of independent shops), the tree lined Castle Fields Park that features an Edwardian Band Stand and a range of Schools.

Featuring UPVC double glazing and gas radiator centreal heating,the house offers well proportioned rooms, featuring a good size rectangular shaped living room that looks onto the back garden, fitted kitchen dining room with space for a good size table, 3 bedrooms (2 doubles and a single), 4 piece bathroom suite, off road parking and single integral garage. To the rear is a good size back garden that enjoys a sunny easterly facing.

Whilst there are areas to the house a buyer may choose to update, the property offers spacious family friendly accommodation in a popular part of the town. Viewing recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Enter from the side into the hall, inner doors leading to the kitchen dining room, sitting room and garage.

Kitchen Dinner

11'4" x 10'8 (3.45m x 3.25m)

Fitted kitchen featuring base and wall mounted cupboards, pull out drawers, work tops, sink and drainer, tiled splash backs, cooker point, cooker hood, double glazed window to the front.

Sitting Room

19'0" x 12'9" (5.79m x 3.89m)

Spacious living room that looks onto the back garden. Features include fitted carpet, radiator, patio doors opening onto the back garden, double glazed window to the rear, stairs rising to the first floor.

Landing

Doors to all rooms, loft hatch.

Bedroom 1

12'1" x 10'9" (3.68m x 3.28m)

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

Bedroom 2

12'3" x 9'4" (3.73m x 2.84m)

Good size second bedroom featuring fitted carpet, double glazed window and radiator.

Bedroom 3

10'7" x 6'1" (3.23m x 1.85m)

Fitted carpet, radiator and double glazed

Bathroom

4 piece bathroom suite feautring shower cubicle, separate bath, WC and wash hand basin. Double glazed window to the front.

Garage

17'1" x 8'0 (5.21m x 2.44m)

Metal up and over door, power and lighting.

Front Garden

Hardstanding driveway leading to the single garage. Lawn garden. Gated side access leading to the back garden.

Back Garden

Timber fence enclose garden with a sunny westerly aspect. Mainly laid to lawn with small patio area.

Council Tax Banding

North Northamptonshire Council. Band C.

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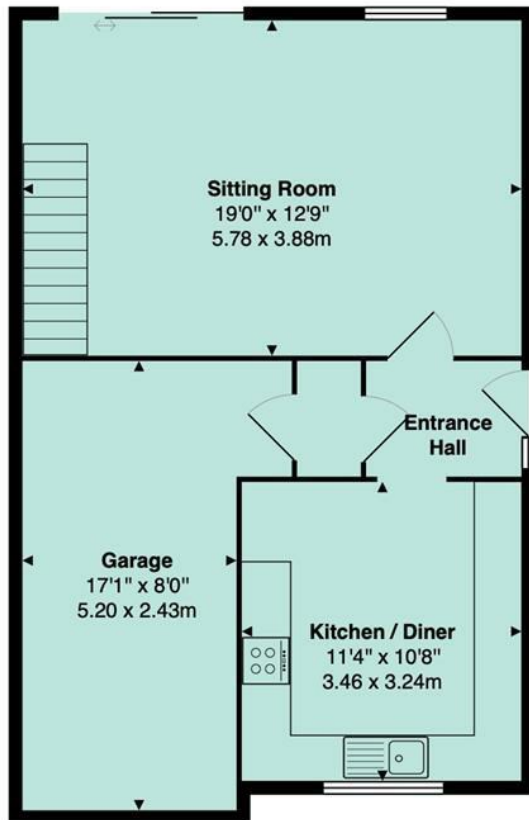
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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



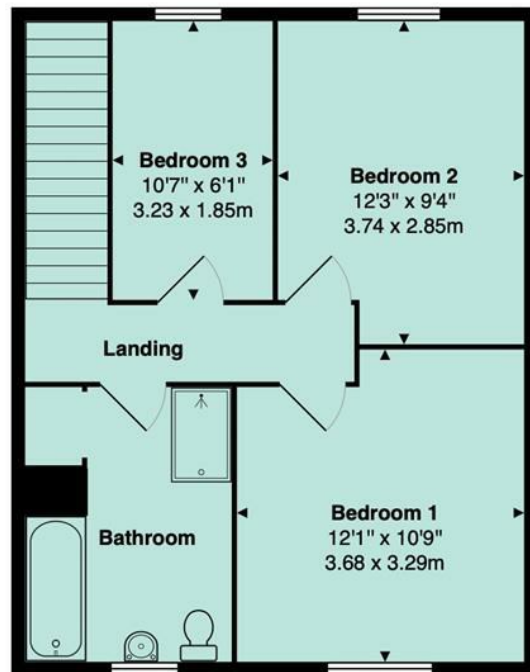


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Ground Floor
Area: 403 ft² ... 37.4 m²



1st Floor
Area: 461 ft² ... 42.9 m²

Total Area: 864 ft² ... 80.3 m² (excluding garage)
All measurements are approximate and for display purposes only

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	