



HARWOODS

Chartered Surveyors & Estate Agents



31 Whitworth Road, Wellingborough
Northamptonshire NN8 1QQ

£185,000

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



31 Whitworth Road, Wellingborough, Northamptonshire NN8 1QQ

Located to the east of the town and sold with no upward chain; a 3 bedroom Victorian period property within walking distance of both Wellingborough town centre and railway station (providing a service to London St Pancras in around 50 minutes).

Featuring UPVC double glazing and gas radiator central heating, the house features an entrance hallway, living room that opens to the dining room, spacious kitchen, 3 bedrooms (2 doubles & 1 single) and a bathroom. Outside there is a walled garden with lawn and patio areas.

Whilst the house is slightly dated in places, it would make for an ideal first time buy or buy to let purchase. Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Storm Porch & Entrance Hall

Enter from the front via UPVC double door, laminate flooring, door to the living/dining room, carpeted stairs rising to the first floor.

Living Room

11'4" x 11'6" (3.45m x 3.51m)

Laminate flooring, UPVC double glazed window, radiator, opening to the dining room.

Dining Room

12'3" x 11'3" (3.73m x 3.43m)

Laminate flooring, double glazed window to the rear, radiator, door to the kitchen.

Kitchen

14'11" x 8'4" (4.55m x 2.54m)

Fitted kitchen comprising of base and wall mounted cupboards, pull out drawers, work tops, sink and drainer, tile splash backs, double glazed window to the side. Gas fired boiler. Under stairs storage cupboard, double glazed door to the side.

First Floor Landing

Wood effect laminate flooring, loft hatch, doors to all bedrooms.

Bedroom 1

14'8" x 11'4" (4.47m x 3.45m)

Laminate flooring, double glazed windows to the front, radiator.

Bedroom 2

12'3" x 9'3" (3.73m x 2.82m)

Laminate flooring, double glazed windows to the rear, radiator.

Bedroom 3

8'7" x 7'0" (2.62m x 2.13m)

Laminate flooring, double glazed windows to the rear, radiator.

Bathroom

WC, wash hand basin, bath with shower over, tile splash backs, double glazed window to the side.

Rear Garden

Walled, north facing back garden which is partly lawn partly paved. Gate to the back of the garden providing back access that leads around to Whitworth Road.

Agents Note

The seller has advised that the property was under pinned in 1990.

Council Tax

North Northamptonshire Council. Council Tax Band A.

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.

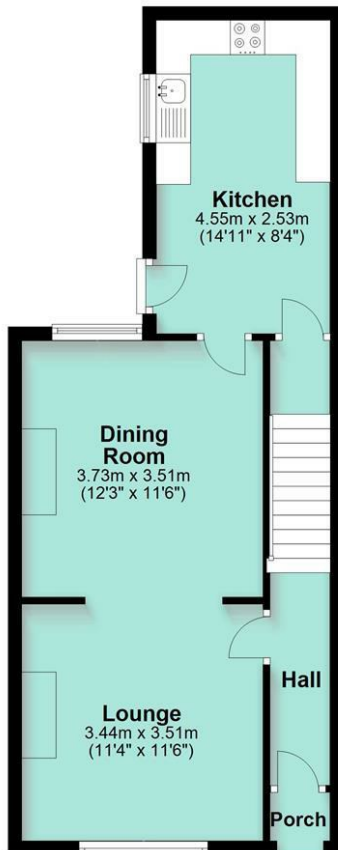




HARWOODS

Chartered Surveyors & Estate Agents

Ground Floor



First 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 misstatement.

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		
69		
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		