



# HARWOODS

Chartered Surveyors & Estate Agents



31 Hatton Park Road, Wellingborough  
Northamptonshire NN8 5AT

£260,000 Freehold

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## 31 Hatton Park Road, Wellingborough, Northamptonshire NN8 5AT

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Located on a tree lined avenue in the much sought after Hatton Park area, a spacious 3 bedroom Victorian Period property that is offered with no onward chain. The house is situated to the north of the town centre, being conveniently placed for Shops, Bassett's Close Park and Primary and Secondary Schools. Wellingborough Train Station is just under 1.5 miles from the property and provides a service to London St Pancras in under 50 minutes.

Featuring UPVC double glazing and gas radiator heating; the accommodation comprises of a large 'through' Living Room with a feature multi fuel burner, separate Dining Room, fitted kitchen with built in oven and hob, 3 double bedrooms (2 doubles and a good size single) and bathroom suite. Outside there is a south-easterly facing walled rear garden that is mainly paved for easy maintenance.

Properties of this nature are rarely available in this location and an early viewing appointment is considered essential. Harwoods hold keys for accompanied viewings.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Recessed Porch

Replacement UPVC doubleglazed front door opening to:

#### Entrance Hall

Double radiator, dado rail, original style feature arch, staircase rising to 1st floor landing, glazed door to:

#### Spacious Living Room

24'6" plus bay x 12'6" (7.47 plus bay x 3.81)

Log burner set in a feature recess with brickwork facings and timber beam over. TV point, double and single radiators, electricity meter cupboard, coving, 4 wall light points, UPVC doubleglazed window to rear and UPVC doubleglazed bay window to front. Door to:

#### Dining Room

14'6" x 8'0" (4.42 x 2.44)

Dado rail, understairs cupboard, double radiator, 2 UPVC doubleglazed windows to the side, sliding door to:

#### Kitchen

11'4" x 8'0" (3.45 x 2.44)

With a range of units comprising single drainer stainless steel sink with base cupboards and drawers under, matching wall cupboards, worksurface areas and tiled splashbacks. Fitted ceramic hob and stainless steel electric oven. Plumbing for washing machine, ceramic tiled floor, UPVC doubleglazed windows to the side and rear, UPVC doubleglazed glazed door to the side, Baxi wall mounted gas central heating boiler.

#### First Floor Landing

Built in airing cupboard, loft access, central heating thermostat, doors to:

#### Bedroom 1

15'8" x 11'9" (4.78 x 3.58)

Radiator, coving and 2 UPVC doubleglazed windows to the front.

#### Bedroom 2

12'2" x 10'6" (3.71 x 3.20)

Radiator and UPVC doubleglazed window to the rear.

#### Bedroom 3

8'2" x 8'0" (2.49 x 2.44)

Radiator and UPVC doubleglazed window to the rear.

#### Bathroom

Modern white suite comprising closecoupled WC, pedestal washbasin and panelled bath with Triton T80 shower over. Chrome towel rail, ceramic tiled floor, wall tiling, UPVC doubleglazed window to the side.

#### Rear Garden

Walled garden that is mainly paved for low maintenance and enjoying a south easterly facing.

#### Council Tax Banding

North Northamptonshire Council. Band B Rating.

#### Wanting to View?

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

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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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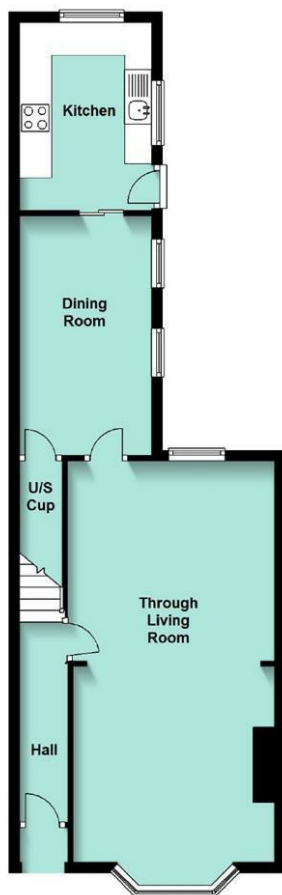




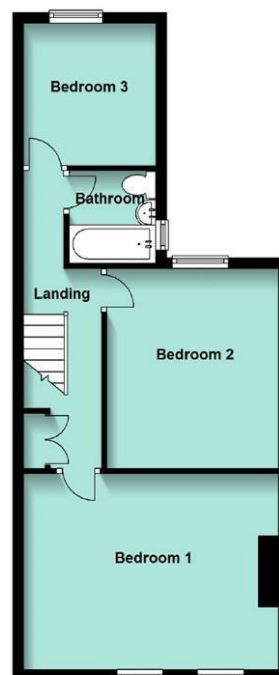
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Ground Floor



First Floor



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Plan produced using PlanUp.

