



HARWOODS

Chartered Surveyors & Estate Agents



31 Hatton Park Road, Wellingborough
Northamptonshire NN8 5AT

£260,000 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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31 Hatton Park Road, Wellingborough, Northamptonshire NN8 5AT

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 eastly facing walled rear garden that is mainly paved for easy maintenance.

Harwoods hold keys for accompanied viewings.

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 an 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.

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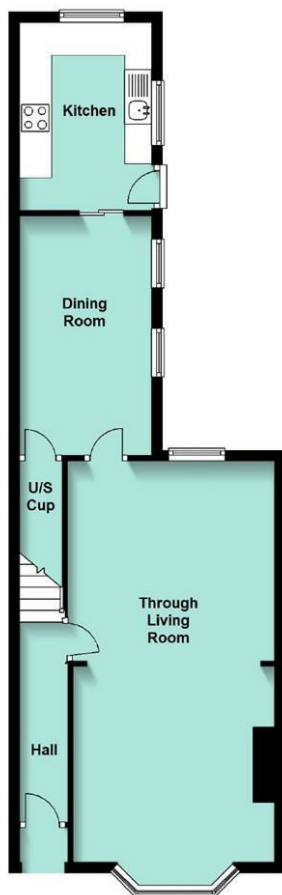




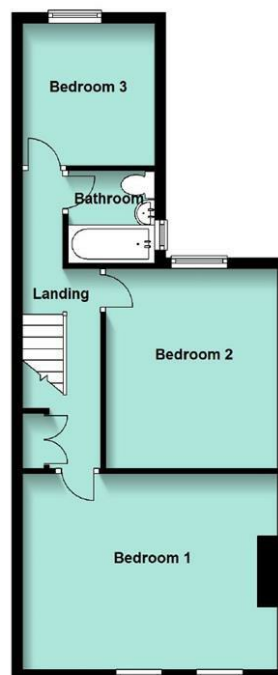
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Ground Floor



First Floor



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Plan produced using PlanUp.

