



HARWOODS

Chartered Surveyors & Estate Agents



160 Kiln Way, Wellingborough
NN8 3TL

Guide Price £175,000 Freehold

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



For sale with no upward chain; a spacious 3 bedroom end of terrace house positioned to the west of the town, conveniently placed for shops, schools, Queensway Park and Medical Centre. Park Farm Industrial Estate is just under a mile from the house, whilst Wellingborough Train Station is approximately 2 miles, providing a service to London St Pancras in around 50 minutes.

Whilst the house is dated in places, it offers well proportioned rooms with a sizable hallway, cloakroom, fitted kitchen with space for a small table, 'L' shaped living room, conservatory, 3 bedrooms (2 doubles and a good size single) and family bathroom. Outside there is a small garden at the front and an enclosed garden to the rear.

The house features UPVC double glazing and gas central heating, and would be an ideal first step on the housing ladder or someone looking to start again. Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Enter from the front via double glazed door into a spacious hallway. The hall has stairs leading up to the first floor landing, under stairs cupboard, and doors to all the ground floor rooms.

Kitchen

11'1" x 10'5" (3.38m x 3.18m)

Refitted kitchen that has space for a table and offers plenty of work top space, base and wall mounted cupboards, pull out drawers, steel sink and drainer, tiled splash backs, double glazed window to the front, plumbing for a washing machine, free standing gas cooker with an over head cooker hood, space for a fridge freezer, pantry style cupboard, and door to the living room.

Living Room

11'11" x 21'11" (max) (3.63m x 6.68m (max))

Bright and roomy 'L' shaped living room that features a fitted carpet, radiator, electric fireplace with wooden mantle piece, door to the conservatory and additional patio doors that open onto the garden. Internal door leading back to the hallway.

Conservatory

5'6" x 7'8" (1.68m x 2.34m)

Cosey conservatory that would be ideal as a reading room or mini office that is surrounded by the rear garden. Featuring double glazed windows to the left and right and a double glazed door opening on to the garden.

Cloakroom

WC, double glazed window to the rear and wash hand basin.

Landing

Fitted carpet, doors to all first floor rooms. Deep storage cupboard housing the gas fired boiler. Additional shallower storage cupboard.

Bedroom 1

9'10" x 12'4" (3.00m x 3.76m)

Good size master bedroom that features double glazed window to the rear, fitted carpet and radiator.

Bedroom 2

12'3" x 9'5" (3.73m x 2.87m)

Lovely size second bedroom that features double glazed window to the rear, fitted carpet and radiator.

Bedroom 3

10'9" x 6'9" (3.28m x 2.06m)

Good size 3rd bedroom that features double glazed window to the front, radiator and fitted carpet.

Bathroom

WC, panelled bath, wash hand basin, tile splash backs, double glazed window to the front.

Front Garden

Small courtyard garden with picket fence that overlooks a green area.

Rear Garden

Good size timber fenced enclosed garden that is partly paved and partly lawned, with a gate to the rear.

Council Tax

North Northamptonshire Council. Band A rating.

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.

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.

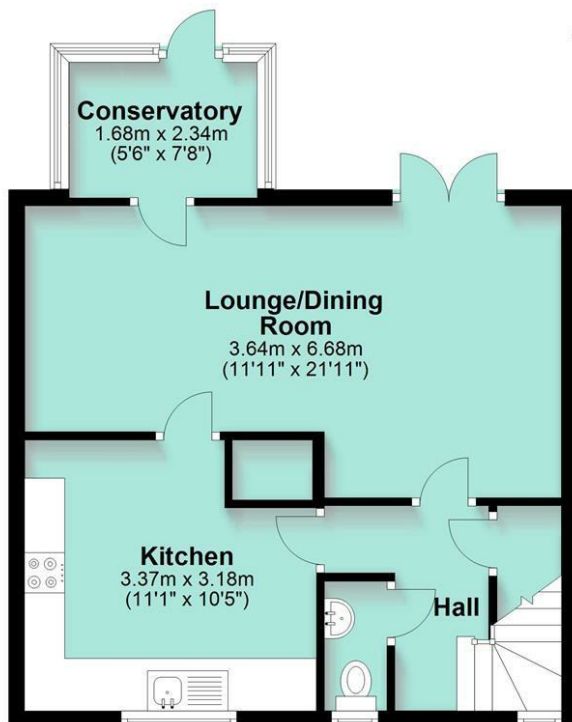




HARWOODS

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 mis-statement.
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			
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	