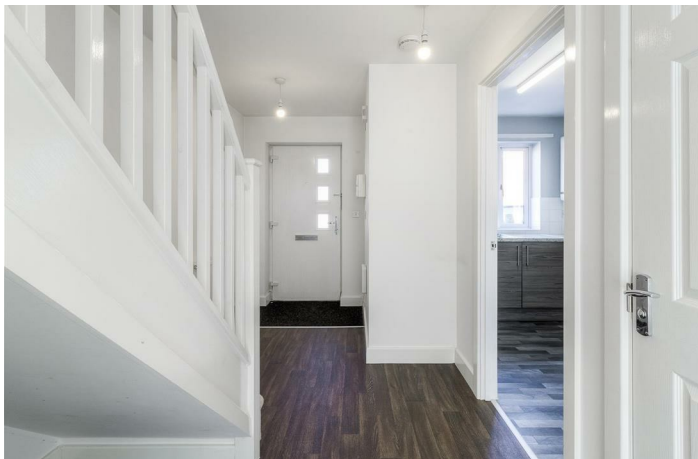




HARWOODS

Chartered Surveyors & Estate Agents



32 Rossetti Close, Wellingborough
Northamptonshire NN8 3FQ

£210,000 Freehold

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32 Rossetti Close, Wellingborough, Northamptonshire NN8 3FQ

A modern 2 bedroom mid-terrace house available with no onward chain. The property is situated on the western side of the town and is convenient for the town ring road/A45 and Park Farm Industrial Estate.

The property offers an entrance hall with cloakroom/wc off, lounge/diner with French doors to the garden, kitchen, landing, two generous double bedrooms and a bathroom with shower over the bath.

The property has gas radiator central heating, UPVC double-glazing, off road parking for two cars and a westerly aspect rear garden which extends to around 8.8 metres (29 feet).

The property would be ideal for first time buyers, downsizers or buy to let investors and viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Composite front door with double-glazed inset panels. Radiator, stairs to 1st floor, electricity consumer unit and panelled doors off to:

Cloakroom/WC

White suite comprising close-coupled WC and pedestal washbasin. Extractor fan.

Lounge/Diner

14'3" max x 14'0" (4.34m max x 4.27m)

Two radiators, built-in cupboard, TV point, ethernet point, UPVC double-glazed window and French doors to the rear garden.

Kitchen

9'8" x 8'8" (2.95m x 2.64m)

Single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Gas and electric cooker points. Radiator, plumbing for washing machine, Baxi Duo Tec gas central heating boiler and UPVC double-glazed window to the front.

First Floor Landing

Bedroom 1

14'0" x 12'2" max (4.27m x 3.71m max)

Two radiators, TV aerial point, ethernet point and two UPVC double-glazed windows to the rear.

Bedroom 2

14'0" x 9'3" max (4.27m x 2.82m max)

Radiator, TV aerial point, ethernet point, built-in storage cupboard and two UPVC double-glazed windows to the front.

Bathroom

White suite comprising close-coupled WC, pedestal washbasin and panelled bath with shower over. Shaver light, extractor fan and tiled splash areas.

Rear Garden

29'0" long approx x 15'0" wide approx (8.84m long approx x 4.57m wide approx)

With paved patio, lawn, water tap and rear gate.

Estate Management Charge

The property is subject to an estate management charge that is £156.08 per annum at the time of preparing these particulars (May 2025).

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

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.

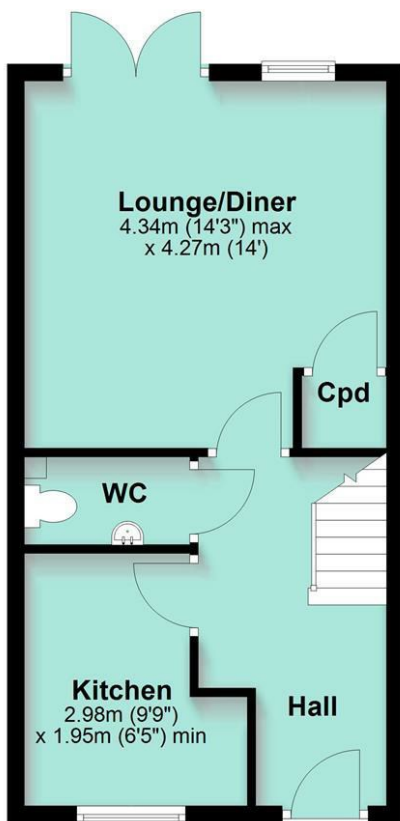




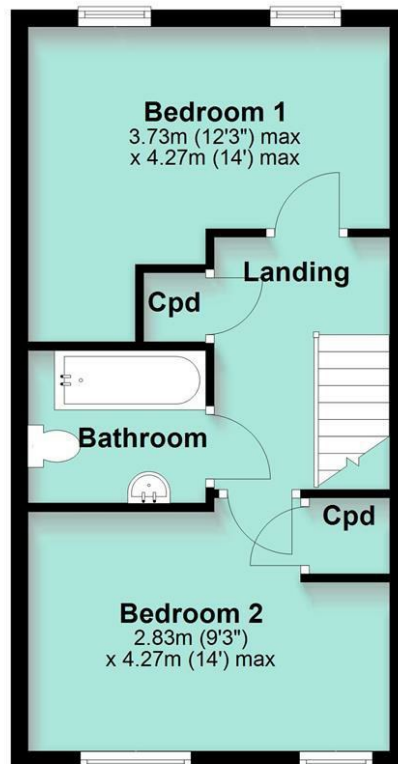
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Ground Floor



First Floor



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Plan produced using PlanUp.

