



HARWOODS

Chartered Surveyors & Estate Agents



22 Gisburne Road, Wellingborough
Northamptonshire NN8 4EE

£240,000 Freehold

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22 Gisburne Road, Wellingborough, Northamptonshire NN8 4EE

A spacious 3/4 bedroom period property that is available with no onward chain and located to the north of the town centre, conveniently placed for shops, schools, Eastfield Park and Wellingborough Train Station (providing a service to London St Pancras in under 50 minutes).

The house occupies a lovely plot with a driveway running down the right hand side of the property that provides parking for 2/3 vehicles, and a deep rear garden that backs on to Eastfield Park. Inside the house offers fantastic versatile accommodation that is ideal for a family featuring a wide 'through hallway', bay fronted lounge and dining room and a 17'0" kitchen breakfast room that runs across the width of the house. Upstairs there a 3 double bedrooms, bathroom and a 4th bedroom come 'box' room that would be ideal for a study or nursery.

Whilst the house is in need of general updating, it offers great potential in the right hands and would be ideal for a growing family. Harwoods hold keys for accompanied viewings.

Local Ammenties

- Wellingborough Train Station 1 miles
- Town Centre 0.8 miles
- The Avenue Infant School & Park Juniors School 0.4 miles
- Sir Christopher Hatton Academy 0.4 miles
- Albany House Medical Centre 0.5miles
- A45 Road network (linking to A6, A14 & M1) 2.5 miles
- Rushden Lakes 6 miles

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Carpeted 'through' hallway with doors to all ground floor rooms. Stairs rising to the first floor.

Lounge

11'11" x 13'11" (3.63m x 4.24m)

Bay fronted reception room featuring a fitted carpet, radiator and double glazed windows.

Dining Room

11'11" x 11'11" (3.63m x 3.63m)

Versatile reception room that features a bay window to the side, fitted carpet and radiator/

Kitchen Breakfast Room

12'5" x 17'6" (3.78m x 5.33m)

Spacious room that features a horse shoe shaped kitchen that features base and wall mounted cupboards, pull out drawers, work tops, sink and drainer, tile splash backs, integrated oven and gas hob with over head extractor fan, wall mounted gas fired boiler, plumbing for a washing machine. Double glazed windows to the rear, side double glazed door, and under stairs storage cupboard.

Landing

Fitted carpet, doors to all first floor rooms. Loft hatch.

Bedroom 1

11'1" x 11'11" (3.38m x 3.63m)

Double glazed windows to the front, fitted carpet and radiator.

Bedroom 2

11'11" x 11'11" (3.63m x 3.63m)

Double glazed windows to the side, fitted carpet and radiator.

Bedroom 3

12'5" x 10'0" (3.78m x 3.05m)

Double glazed windows to the rear, fitted carpet and radiator.

Bedroom 4/Box Room

8'7" x 5'10" (2.62m x 1.78m)

Double glazed window to the front, radiator and fitted carpet.

Bathroom

Bath with shower over, WC and wash hand basin. Tile splash backs and cupboard.

Front Garden

Small front garden with low timber fence. Storm porch leading to the front door. Side hardstanding driveway with 5 bar gate.

Rear Garden

Good size rear garden that is mainly laid to lawn and looks onto Eastfield Park.

Council Tax

North Northamptonshire Council. Band B.

Wanting to View?

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

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.

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.

Council Tax

North Northamptonshire Council. Band B rating.

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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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Ground Floor



First Floor



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Plan produced using PlanUp.

