



# HARWOODS

Chartered Surveyors & Estate Agents



1 Osborn Close, Wellingborough  
Northamptonshire NN8 2AW

£335,000 Freehold

21 Silver St, Wellingborough  
Northamptonshire NN8 1AY  
[www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

#### Residential Sales

T : 01933 278591  
E : [res@harwoodsproperty.co.uk](mailto:res@harwoodsproperty.co.uk)

#### Residential Lettings

T : 01933 221616  
E : [lettings@harwoodsproperty.co.uk](mailto:lettings@harwoodsproperty.co.uk)





# 1 Osborn Close, Wellingborough, Northamptonshire NN8 2AW

---

A 2 bedroom detached bungalow situated in a really convenient non-estate position just off Northampton Road and ideally located for main bus routes and the town centre facilities. The property is available with no onward chain which is an advantage for any buyer looking to avoid delays.

Features include gas radiator central heating, UPVC double glazing, double width driveway, double garage with remote operated door and a private south-east aspect rear garden. The accommodation includes a hallway which gives access to all main rooms, living room with French doors to the garden, dining room with arch to kitchen, utility room, 2 bedrooms, en suite WC/washroom and main bathroom.

Viewing is recommended and we hold keys for accompanied visits.

---

## The Accommodation comprises:

(Please note that all sizes are approximate only).

### Enclosed Porch

Leaded UPVC double-glazed front door with matching side panel. Quarry tiled floor. Fully glazed timber door leading to entrance hall.

### Entrance Hall

Ceiling coving, radiator, loft access (with loft ladder, light and part boarded through the central area of the loft), built in coats cupboard and doors off to all main rooms.

### Living Room

15'10" x 13'1" (4.83m x 3.99m)

Brick fireplace with extended TV display shelf (please note that the gas fire is disconnected), two double radiators, ceiling coving, leaded UPVC double-glazed window to the side and UPVC double-glazed French doors opening to the rear garden.

### Dining Room

9'6" x 8'2" (2.90m x 2.49m)

Radiator, ceiling coving, UPVC double-glazed window to the rear, archway giving access to the kitchen.

### Kitchen

12'10" x 9'4" (3.91m x 2.84m)

Access either via the hallway or from the dining room. Single drainer acrylic sink with base cupboards and drawers under, wall mounted cupboards and worksurface areas. Ceramic hob, filter hood and double oven. Radiator, plumbing for dishwasher, two UPVC double glazed windows to the rear and fully glazed door leading to utility room.

### Utility Room

8'1" x 7'9" (2.46m x 2.36m)

Single drainer stainless steel sink with base cupboards under, wall cupboards and worksurface areas. Plumbing for automatic washing machine, UPVC double-glazed windows to both the front and rear, UPVC double glazed door giving access to the rear garden.

### Bedroom 1

13'1" x 10'7" (3.99m x 3.23m)

Radiator, built-in cupboard, ceiling coving, UPVC double-glazed leaded window to the front and door to En Suite WC/Washroom.

### En Suite Toilet/Washroom

WC and pedestal wash basin. Chrome towel radiator. Leaded UPVC double glazed window to the side.

### Bedroom 2

12'5" x 9'7" (3.78m x 2.92m)

Fitted wardrobes and storage incorporating vanity washbasin. Radiator. Leaded UPVC double-glazed bay window to the front.

### Bathroom

With suite comprising WC, vanity wash basin and panelled bath with shower mixer over. Chrome towel radiator, fully tiled walls, built in cupboard (housing the Ideal Logic Max Combi C30 gas central heating boiler) and UPVC double glazed window to the side.

### Front Garden

Lawn, ornamental tree and shrubs. Double width driveway providing parking and giving direct access to the double garage. Side pedestrian gate gives access on foot into the rear garden.

### Double Garage

17'4" wide x 16'9" deep (5.28m wide x 5.11m deep)

Powered electric garage door, side personnel door from garden, side window, lighting and power sockets.

### Rear Garden

The garden has good levels of privacy and enjoys a sunny south easterly aspect. Lawn, patio, small pond and water tap.

### Council Tax Band

North Northamptonshire Council. Council Tax Band D.

### 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.

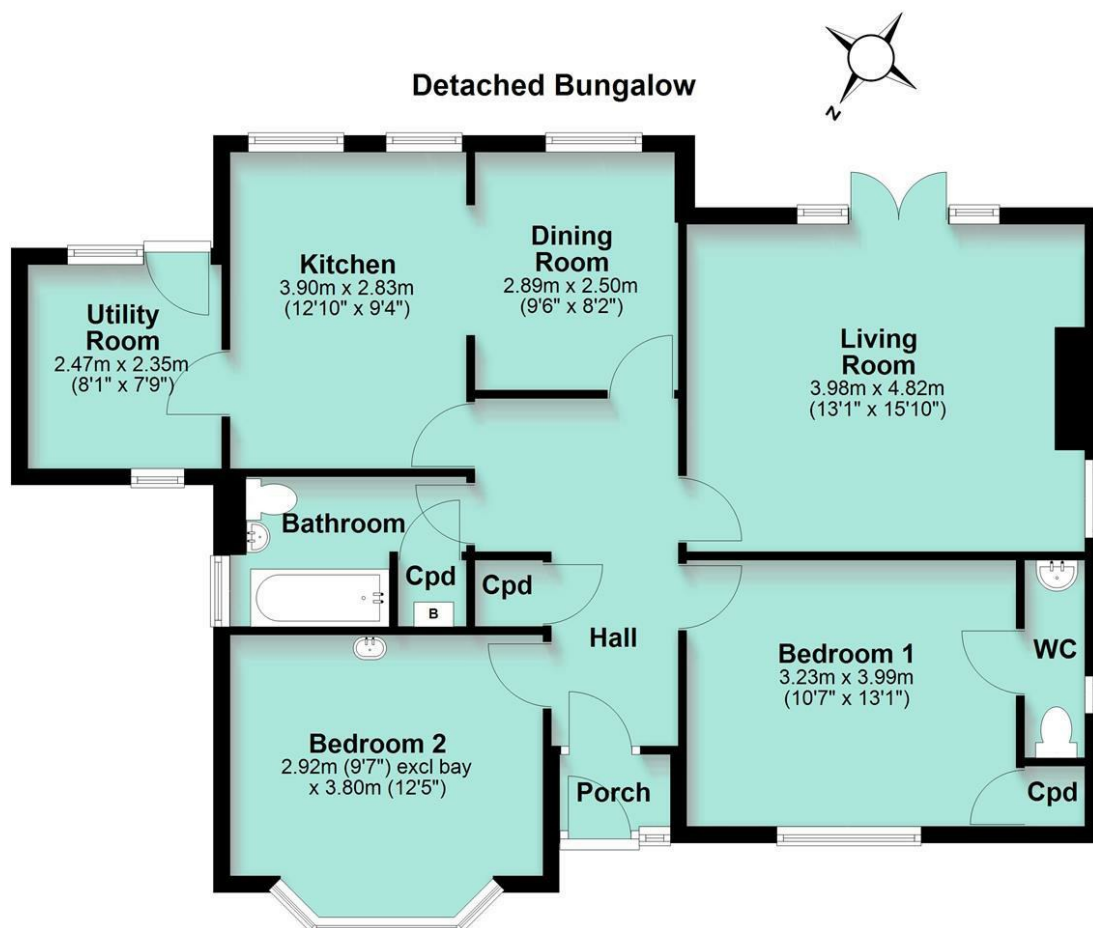
---





# HARWOODS

Chartered Surveyors & Estate Agents



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	