



HARWOODS

Chartered Surveyors & Estate Agents



38 Butterfields, Wellingborough
Northamptonshire NN8 2PZ

£210,000 Freehold

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A smartly presented good sized 2 bedroom mid-terrace house situated in a convenient position within easy reach of the A45, town centre and local schools. The house is available with no onward chain and would be ideal for a first time buyer wanting to make a start on the housing ladder.

The property has an entrance hall with cloakroom/WC off, sitting room, kitchen/diner, 2 double bedrooms and a bathroom. Features include off road parking for 2 cars, an easily managed enclosed garden, UPVC double-glazing and gas radiator central heating.

Viewing is highly recommended and is by prior appointment with Harwoods who are the sole selling agents.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Double-glazed front door, ceramic tiled floor, ceiling coving, electricity consumer unit, glazed door to sitting room, panelled door to cloakroom-WC.

Cloakroom/WC

White suite comprising close-coupled WC and corner washbasin. Radiator, part tiled walls and UPVC double-glazed window to the front.

Sitting Room

14'7" x max x 12'7" max (4.45m x max x 3.84m max)

Central heating thermostat, two radiators, ceiling coving, staircase rising to 1st floor landing, two TV aerial points, UPVC double-glazed window to the front, glazed panelled door to kitchen.

Kitchen/Diner

12'7" x 9'9" (3.84m x 2.97m)

With a range of base storage cupboards and drawers, wall mounted cupboards and work-surface areas. 1.5 bowl single drainer stainless steel sink. Fitted electric fan oven, gas hob, filter hood over and slimline dishwasher. Space and plumbing suitable for washing machine, double radiator, ceiling coving, space for table, UPVC double-glazed window overlooking the rear garden, double-glazed door opening to the rear garden. Potterton Suprima gas central heating boiler concealed in cupboard.

First Floor Landing

Radiator, loft access and panelled doors off to both bedrooms and bathroom.

Bedroom 1

12'7" x 8'7" (3.84m x 2.62m)

Radiator, TV aerial point, and UPVC double-glazed window to the rear.

Bedroom 2

9'5" min 12'8" max x 9'1" (2.87m min 3.86m max x 2.77m)

Radiator, built-in airing cupboard housing the lagged hot water cylinder. Two UPVC double-glazed windows to the front.

Bathroom

With white suite comprising close-coupled WC, pedestal wash basin and panelled bath with shower mixer. Radiator, shaver point, extractor fan and fully tiled bath surround.

Outside - Front

To the front of the property there are two car parking spaces and an area of garden with ornamental stone chippings and artificial turf.

Rear Garden

34' long approx x 13' wide approx (10.36m long approx x 3.96m wide approx)

The easily managed rear garden is laid out with a paved patio, gravelled area, shrub bed and also has a timber storage shed. Outside water tap. A rear gate gives access on foot into the garden.

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

Referral Fees

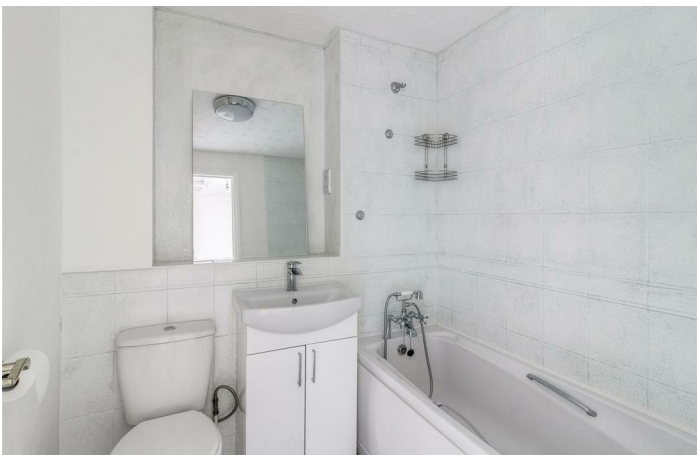
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any 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.

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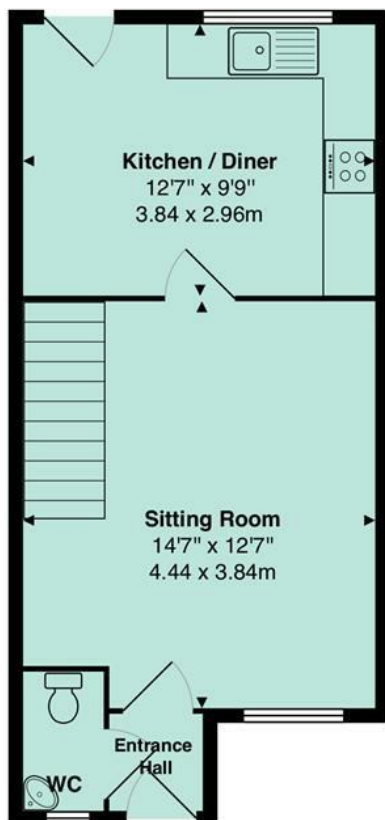
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.



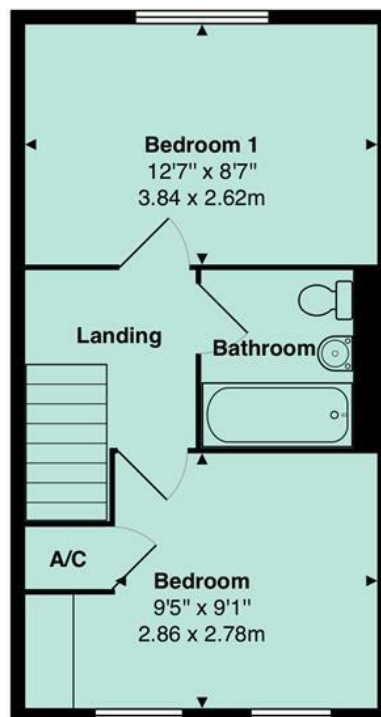


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Ground Floor
Area: 332 ft² ... 30.8 m²



1st Floor
Area: 308 ft² ... 28.6 m²

Total Area: 640 ft² ... 59.5 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		67
(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			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			65
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	