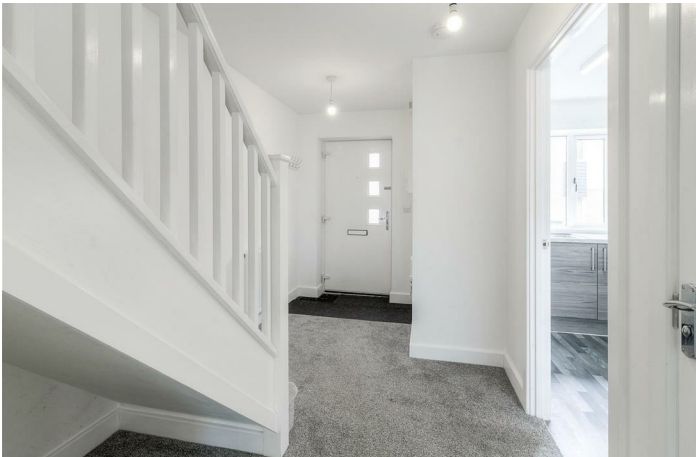




HARWOODS

Chartered Surveyors & Estate Agents



44 Rossetti Close, Wellingborough
Northamptonshire NN8 3FQ

£210,000 Freehold

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Residential Sales

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44 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, double length off road parking for two cars and a westerly aspect rear garden.

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

Front door with double-glazed inset panels. Radiator, electricity consumer unit, staircase rising to 1st floor, doors off to:

Cloakroom/WC

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

Lounge/Diner

14'5" max x 14'0" max (4.39m max x 4.27m max)

Two radiators, TV aerial point, telephone point, central heating thermostat, UPVC double-glazed window to the rear and UPVC double-glazed French doors to the garden.

Kitchen

9'6" max x 8'8" max (2.90m max x 2.64m max)

Single drainer stainless steel sink, base cupboards, wall cupboards and work-surface areas. Plumbing for washing machine, ceiling mounted extractor fan, space for oven (gas or electric), Baxi gas central heating boiler, radiator and UPVC double-glazed window to the front.

First Floor Landing

Radiator, loft access, airing cupboard (radiator and batten shelf), doors off to:

Bedroom 1

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

Two radiators and two UPVC double-glazed windows to the front.

Bedroom 2

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

Radiator, TV aerial point, ethernet point, built-in 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. Radiator and part tiled walls.

Outside - Front

Small front garden with lawn and shrubs.

Rear Garden

23'5" long x 15' wide (7.14m long x 4.57m wide)

Paved patio, lawn and rear pedestrian gate. Westerly aspect.

Parking

Double length block paved off road car parking with space for two cars in tandem.

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 (August 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.

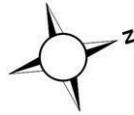
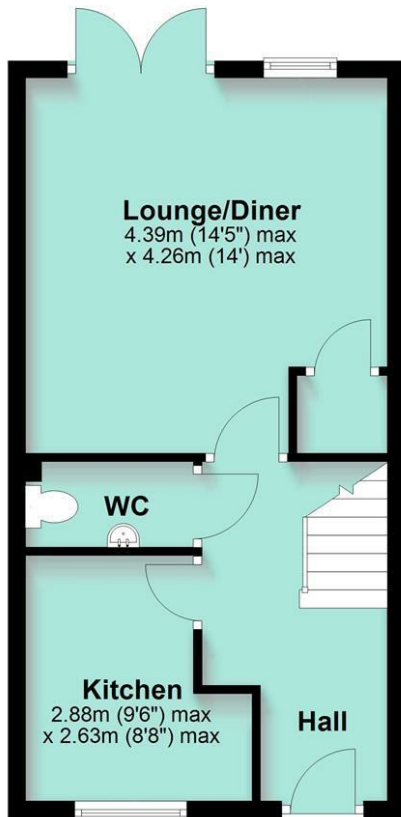




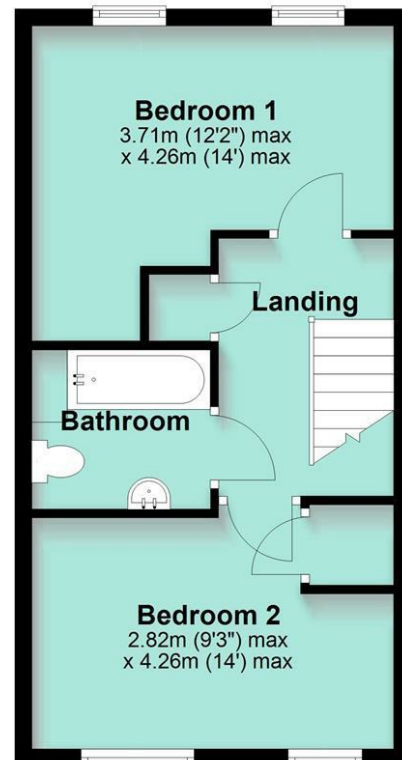
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Ground Floor



First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(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	