



16 Britannia Gardens, Wellingborough NN8 1BG

Guide Price £168,500 Freehold

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For sale with no upward chain; a well presented 2 bedroom 'Cluster' home positioned to the East of the town, conveniently placed for Wellingborough Train Station (providing a service to London St Pancras in under minutes).

Featuring UPVC double glazing and gas radiator central heating, the house offers a good size front living room, refitted kitchen, 2 double bedrooms and a bathroom. Outside there is no garden to the property but the is allocated parking to the side of the house.

The house is well placed for shops, Castle Fields Park and Schools (all being under a mile from the property) and would be ideal for a First Time Buyer or someone 'starting again'. Viewing recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Approaching the house from the side into UPVC double glazed door into the hall, storage cupboard and doors to the Kitchen and Living Room.

Living Room

12'7" x 11'7" (3.84m x 3.53m)

Laminate flooring, box bay double glazed window to the front, radiator, stairs rising to the first floor.

Kitchen

7'5" x 11'7" (2.26m x 3.53m)

Fitted kitchen with base and wall mounted cupboards and pull out drawers. Work tops, sink and drainer, tile splash backs, plumbing for a washing machine, double glazed window to the side.

First Floor Landing

Doors to all first floor rooms, loft hatch.

Bedroom 1

10'3" x 11'7" (3.12m x 3.53m)

Fitted carpet, radiator, over stairs storage cupboard, and double glazed window.

Bedroom 2

7'5" x 11'7" (2.26m x 3.53m)

Fitted carpet, radiator, and double glazed window.

Bathroom

partly tiled suite comprising of a bath with shower over, WC, wash hand basin and double glazed window.

Outside

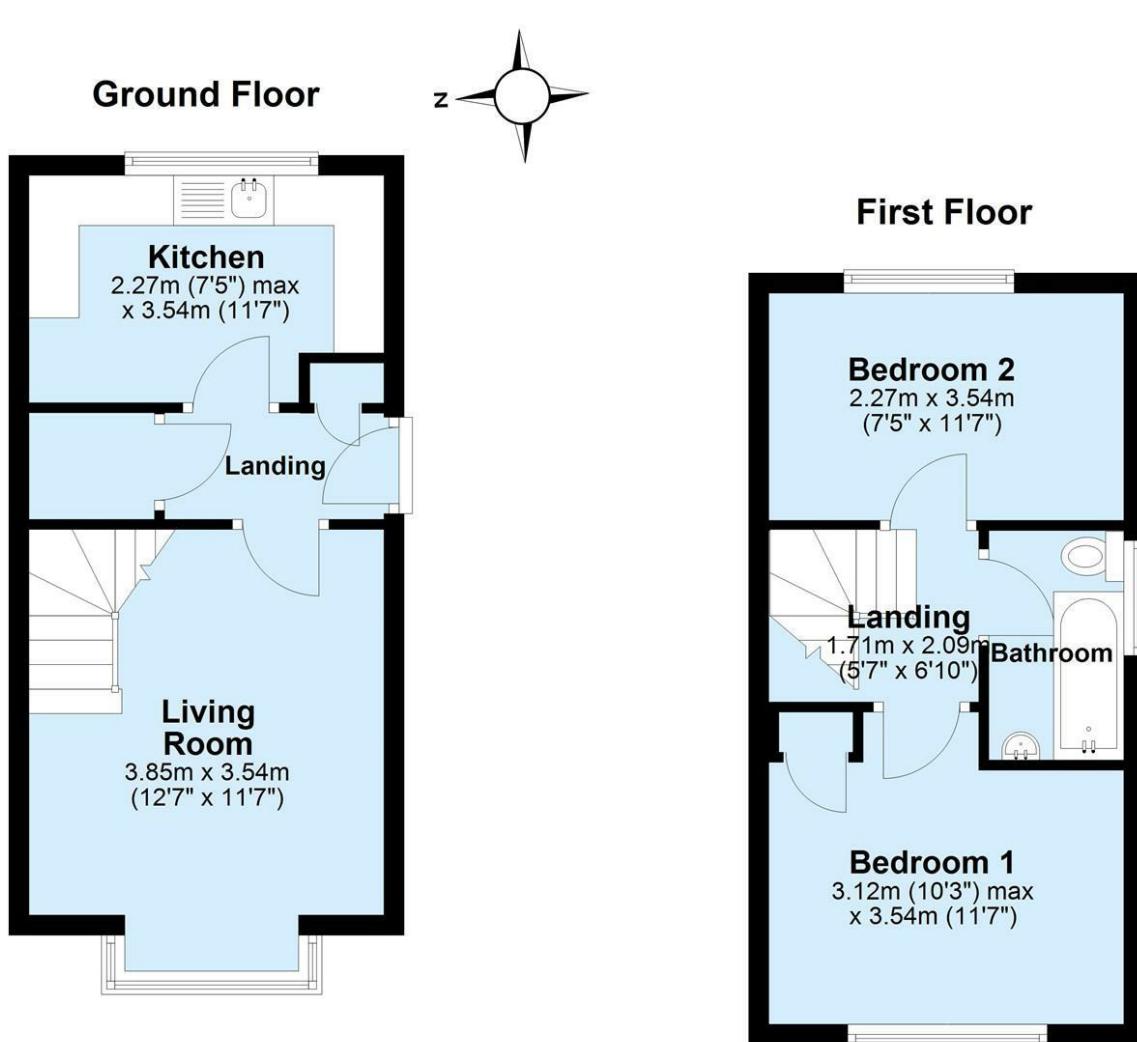
Allocated parking to the left of the property. Useful, small brick store room adjoining the front of the property. There is no garden with the house.

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