



# HARWOODS

Chartered Surveyors & Estate Agents



41 Broad Green, Wellingborough  
NN8 4LH

£217,500 Freehold

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An attractive, grade 2 listed mid-terrace house positioned on the outskirts of the town centre, overlooking a green area. The house is a short walk from shops, schools and Bassett Close Park with Wellingborough train station located just over a mile from the house providing a service available to London St Pancras in under 50 minutes.

The house is nicely presented featuring a modern kitchen with integrated appliances and stylish refitted shower suite. The house has a versatile layout that consists of a small hallway, separate reception rooms, kitchen, downstairs bathroom, 2 double bedrooms and Jack and Jill shower suite. Outside there is enclosed private garden to the rear which is mainly laid to lawn.

Viewing recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Hall

Entrance via hardwood door into the hall way. Carpeted, doorway into the living room.

#### Living Room

13'10" x 10'08" (4.22m x 3.25m)

Lovely size front reception room with casement window, fitted carpet radiator, door to the dining room and internal door leading to the bathroom and kitchen.

#### Dining Room

13'10" x 8'1" (4.22m x 2.46m)

Versatile separate reception room with attractive brick fireplace, fitted carpet, radiator, casement window to the front.

#### Inner Hall

Carpeted inner hallway which forms part of the extension, with doors leading to the kitchen and bathroom. Door leading to the back garden.

#### Kitchen

12'3" x 9'2" (3.73m x 2.79m)

Smartly refitted that features solid wood work tops, ceramic butler sink, base level cupboards, radiator, integrated oven, gas hob, dishwasher and washing machine. Cupboard housing the 'Ideal' combination boiler (installed 2017).

#### Bathroom

WC, wash hand basin, Bath, double glazed window to the rear.

#### First Floor Landing

Carpeted stairs rising to the first floor. Doors to Bedroom 2 & Jack and Jill Ensuite (leading to the master bedroom).

#### Bedroom 1

14'9" x 7'7" (4.50m x 2.31m)

Fitted carpet, radiator, casement window and door leading to the 'Jack & Jill' Ensuite shower suite.

#### Shower Room

Modern, refitted suite featuring shower, WC, wash hand basin and tile splash backs.

#### Bedroom 2

8'4" x 10'0" (2.54m x 3.05m)

Fitted carpet, casement window to the front, radiator.

#### Outside

There is no front garden with the house abutting the street. To the rear is an enclosed, private garden that features paved and lawn areas and a collection of shrubs and trees.

#### 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](mailto:res@harwoodsproperty.co.uk).

#### 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

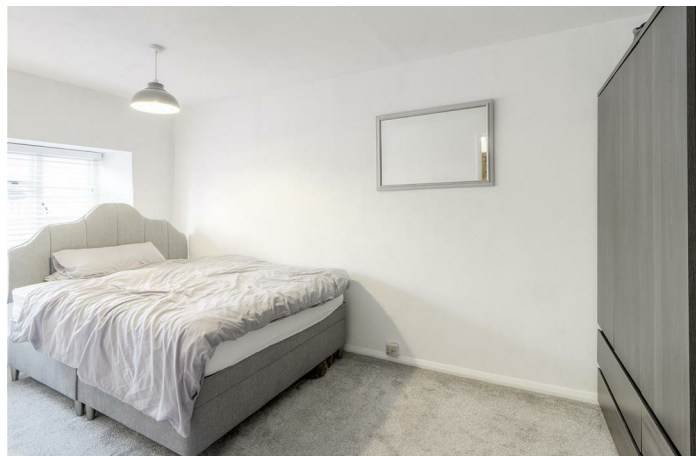
Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange 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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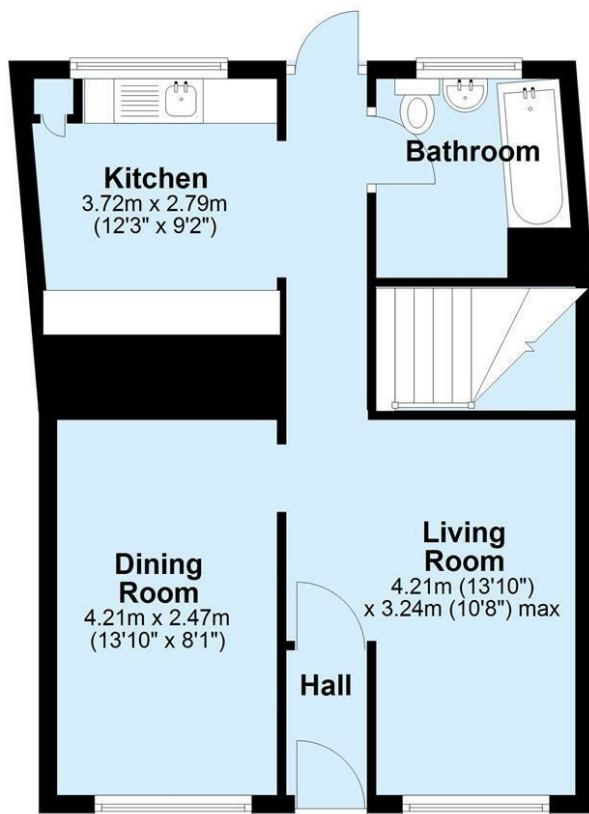




# HARWOODS

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## Ground Floor



## First Floor



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	