



HARWOODS

Chartered Surveyors & Estate Agents



50 North Street, Wellingborough
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£210,000 Freehold

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For sale with no upward chain; a good size, late Victorian period property positioned on the outskirts of Wellingborough town centre, conveniently placed for shops, Sir Christopher Hatton Secondary School and Eastfield Park. Wellingborough train station is just over a mile from the house and provides a service to London St Pancras in under 50 minutes.

The house is well presented with the accommodation consisting of an entrance hall, box bay living room, dining room and modern kitchen. To the first floor there are 3 bedrooms (2 doubles and a single) along with a family bathroom. Outside there is a good size rear garden that is mainly laid to lawn.

The house would make an ideal first time buy and a viewing is recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Enter from the front into the hallway. Doors to the living room (currently used as a bedroom) and dining room. Stairs rising to the first floor.

Living Room

12'0" x 11'11" (3.66m x 3.63m)

Lovely size front reception room that is currently used as a bedroom. Featuring UPVC double glazed 'Box Bay' window to the front, brick built fire place with inset gas fire and radiator.

Dining Room

12'0" x 12'3" (3.66m x 3.73m)

Good size dining room that features double glazed door that opens to the rear garden, radiator and door to the kitchen.

Kitchen

13'6" x 7'10" (4.11m x 2.39m)

Refitted modern kitchen that features base and wall mounted cupboards, pull out drawers, work tops, sink and drainer, tile splash backs, plumbing for a washing machine, wall mounted gas fired boiler, double glazed window to the rear and double glazed door leading the rear garden. Useful understairs cupboard.

First Floor Landing

Doors to all rooms, fitted storage cupboard, loft hatch.

Bedroom 1

11'11" x 15'0" (3.63m x 4.57m)

Lovely size master bedroom that features fitted carpet, radiator, double glazed windows to the front.

Bedroom 2

11'10" x 10'2" (3.61m x 3.10m)

Good size double bedroom that features carpet, radiator and a double glazed window to the rear.

Bedroom 3

7'6" x 7'9" (2.29m x 2.36m)

Single bedroom that features carpet, radiator and double glazed window to the rear.

Bathroom

Fitted suite comprising of bath with shower over, tile splash backs, WC, wash hand basin and double glazed window to the side.

Front Garden

Enclosed courtyard garden with low brick wall and wrought iron gate.

Rear Garden

Good size back garden with an easterly facing that is mainly laid to lawn but also features a paved patio area.

Council Tax

North Northamptonshire Council. Band A.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email 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.

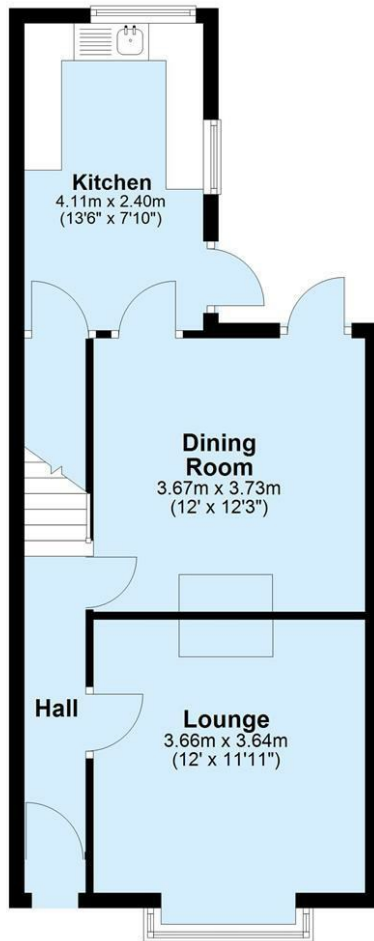




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Ground Floor



First Floor

