



50 North Street, Wellingborough
NN8 4QR

£210,000 Freehold

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" 12'3" (3.66m 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.

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.





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 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	