



HARWOODS

Chartered Surveyors & Estate Agents



98 Great Park Street, Wellingborough
NN8 4EA

£184,000 Freehold

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98 Great Park Street, Wellingborough, NN8 4EA

If you are looking for a traditional character town house then this property is a "must see" home. The garden is a great size and includes two summer houses and so would be ideal for a young family wanting enough outside space for a child to play. The garden also faces a sunny south aspect.

Inside the house is well presented and has a spacious feel with a large dining area and a cosy living room. The kitchen is also a generous size. Upstairs there are two double bedrooms and a large well appointed bathroom with both a bath and large separate shower enclosure.

The house has gas radiator central heating with the boiler newly replaced in March 2025. The house also has UPVC double-glazing.

Viewing considered essential but don't delay as we expect this property to sell fast.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Double-glazed panelled front door, tiled floor, radiator, ceiling coving and part glazed panelled door leading to dining room.

Dining Room

13'2" max x 11'7" (4.01m max x 3.53m)

Feature cast iron decorative fireplace, double radiator, ceiling coving, staircase rising to 1st floor, UPVC double-glazed window to the rear, part glazed panel door to kitchen and folding doors leading through to the living room.

Living Room

11'6" x 10'0" (3.51m x 3.05m)

Chimney recess with mantle surround. Double radiator, picture rail, ceiling coving, wooden meter box (with electricity meter and consumer unit) and UPVC double-glazed window to the front.

Kitchen

12'9" x 7'5" (3.89m x 2.26m)

1.5 bowl single drainer stainless steel sink, range of wood fronted kitchen units to include base cupboards, base drawers, wall mounted cupboards and worksurface areas. Ceramic tiled floor, gas cooker point, under-stairs storage recess, UPVC double-glazed windows to the side and rear and UPVC double-glazed door that gives access to the rear garden.

First Floor Landing

Shelved cupboard, loft access and doors off to all the first floor rooms.

Bedroom 1

13'4" x 11'5" (4.06m x 3.48m)

Feature cast iron fireplace, double radiator, ceiling coving and UPVC double-glazed window to the front.

Bedroom 2

11'7" x 8'5" (3.53m x 2.57m)

Radiator, ceiling coving and UPVC double-glazed window to the rear.

Bathroom

12'9" x 7'6" (3.89m x 2.29m)

With white suite comprising close-coupled WC, pedestal washbasin, panelled bath and separate shower enclosure. Radiator/towel airer, extractor fan, storage cupboard (housing the gas fired Worcester central heating boiler which was replaced in March 2025) and UPVC double-glazed windows to the rear..

Front Garden

Low front boundary wall and pathway leading to the front door..

Rear Garden

A larger than usual garden for a house of this style and giving lots of outside space. The garden has a timber deck, lawn, two timber summer houses and rear double gates (please note that there is no formal access for parking within the garden). The garden has a number of established trees for shade and enjoys a south facing aspect.

Council Tax Band

North Northamptonshire Council. Council Tax 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.

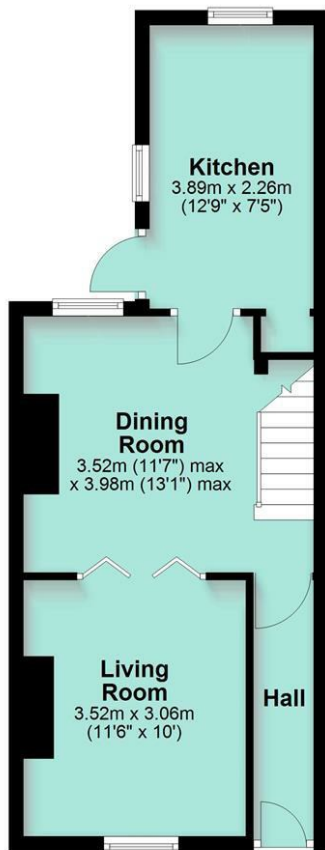




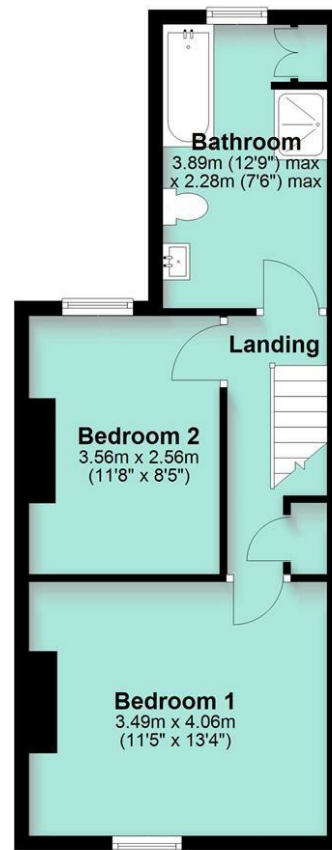
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Ground Floor



First Floor



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Plan produced using PlanUp.

