



31 Melton Road, Wellingborough  
Northamptonshire NN8 1PU

£195,000 Freehold

A bay fronted 3 bedroom mid-terrace house situated within approximately 10 minutes walk of Wellingborough railway station (London St Pancras in around 55 minutes from Wellingborough).

The accommodation includes hallway, dining room, lounge, good sized breakfast room, kitchen, first floor landing, 3 bedrooms (2 doubles and a single) and bathroom. The property has gas radiator central heating, majority UPVC double-glazing and a westerly facing rear garden.

The property would benefit from some updating but offers good space and is in a popular area of the town. Viewing is recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Glazed front door, radiator, decorative archway, stairs rising to 1st floor and glazed door leading to dining room.

#### Dining Room

12'0" x 11'6" (3.66m x 3.51m)

Gas fire, radiator, UPVC double-glazed window to the rear, glazed double doors to living room and further glazed door to kitchen.

#### Living Room

11'10" plus bay x 11'5" (3.61m plus bay x 3.48m)

Gas fire, alcove cupboard, radiator and UPVC double-glazed bay window to the front.

#### Breakfast Room

13'7" x 8'9" (4.14m x 2.67m)

Under-stairs cupboard, radiator, Potterton Kingfisher gas central heating boiler, UPVC double-glazed window to the side and part glazed door to garden. Wide opening leading to kitchen.

#### Kitchen

8'11" x 6'10" (2.72m x 2.08m)

UPVC double-glazed windows to the side and rear. Plumbing for automatic washing machine. Work-surface and single drainer stainless steel sink.

#### First Floor Landing

Lagged hot water cylinder. Loft access hatch. Doors to all first floor rooms.

#### Bedroom 1

14'9" x 11'10" (4.50m x 3.61m)

Built-in cupboards, radiator and two UPVC double-glazed windows to the front.

#### Bedroom 2

12'0" x 9'3" (3.66m x 2.82m)

Radiator and UPVC double-glazed window to the rear.

#### Bedroom 3

8'9" x 7'0" (2.67m x 2.13m)

Radiator and UPVC double-glazed window to the rear.

#### Bathroom

Close-coupled WC, pedestal washbasin and panelled bath with Mira Sport shower over. Radiator, tiled walls and single-glazed side window.

#### Outside

Front garden with low boundary wall. Generous length walled rear garden with lawn and shrub borders.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band A.

#### 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.

**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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Plan produced using PlanUp.

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	