



# HARWOODS

Chartered Surveyors & Estate Agents



8 Avon Close, Wellingborough  
Northamptonshire NN8 5WH

£290,000 Freehold

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## 8 Avon Close, Wellingborough, Northamptonshire NN8 5WH

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For sale with no upward chain; a modern yet now established 3 bedroom detached family home positioned in a cul de sac in the sought after residential estate of 'The Gleneagles'.

Situated on the western side of the town, the property is conveniently located close to local shops, Redwell Primary School, the Leisure Centre and Kilborn Park. Wellingborough Train Station is just a short drive away, providing services to London St Pancras in under 50 minutes. The property also offers excellent access to Park Farm Industrial Estate and the N107 Way Ring Road, connecting to the A45, A6, A14 and M1.

Although the property would benefit from some general updating, it offers well-proportioned accommodation throughout, comprising an entrance porch, cloakroom/WC, living room, dining room, refitted kitchen and utility room. To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Additionally the property features double glazing, gas central heating and solar panels.

The house would make an excellent buy for a first time buyer, commuter or someone looking for a fresh start. Harwoods hold keys for accompanied viewings.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Enter the property from the front via double glazed door. Doors to the Living Room, Cloakroom and Utility. Carpeted stairs rising to the first floor and double glazed window.

#### Cloakroom

Tiled suite consisting of WC, wash hand basin and window to side.

#### Living Room

12'5" x 11'0" (3.78m x 3.35m)

Laminate flooring, double glazed window to the front, electric fireplace, radiator, and doors to the dining room.

#### Dining Room

9'4" x 11'0" (2.84m x 3.35m)

Laminate flooring, patio doors to the garden, radiator, and door to the kitchen.

#### Kitchen

9'4" x 8'11" (2.84m x 2.72m)

Refitted kitchen comprising of base and wall mounted cupboards, work tops

#### Utility

6'4" x 5'9" (1.93m x 1.75m)

#### Landing

Doors to all first floor rooms and loft hatch.

#### Bedroom 1

12'10" x 11'3" (3.91m x 3.43m)

Fitted carpet, double glazed window, radiator, built in wardrobes and over head cupboard. Wall lights and door to the en suite.

#### En Suite

Refitted en suite shower room consisting of shower cubicle, wash hand basin, WC and splash back tiling. Window to the front.

#### Bedroom 2

9'6" x 11'3" (2.90m x 3.43m)

Good size second bedroom that features stripped wood flooring, double glazed window to the front and radiator.

#### Bedroom 3

6'6" x 9'1" (1.98m x 2.77m)

Fitted carpet, double glazed window and radiator.

#### Bathroom

Tiled suite consisting of a bath with shower over, WC, wash hand basin, and window.

#### Garage

18'8" x 8'2" (5.69m x 2.49m)

Featuring power and lighting, and potential for over head storage. The garage has a metal 'up and over' door and side door leading to the garden.

#### Front Garden

Block paved driveway leading to the garage. Gravelled side area and gated access leading to the rear garden.

#### Rear Garden

Lovely size, established rear garden that enjoys a sunny southerly aspect. The garden has plenty of colour with an array of trees and bushes helping to screen the neighbouring properties resulting a good degree of privacy.

#### Solar Panels

Details awaited from the seller. Our understanding is that they are leased.

#### Council Tax

North Northamptonshire Council

#### 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.

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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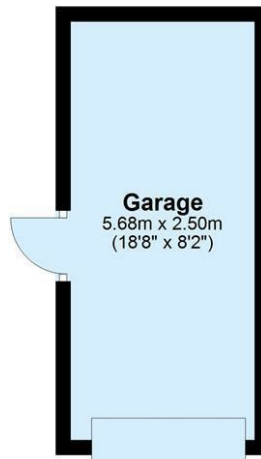
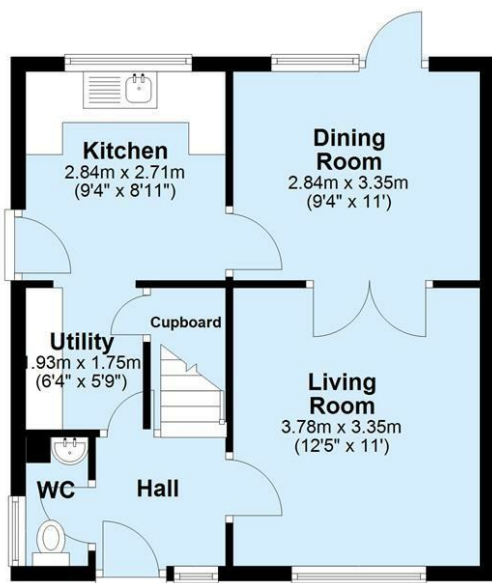




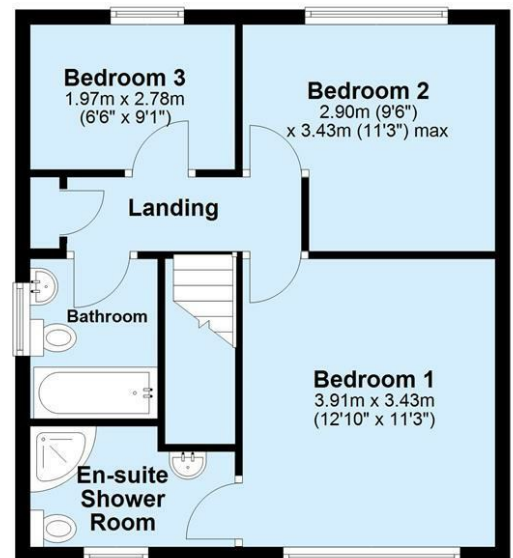
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Ground Floor



First Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>72</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |