



HARWOODS

Chartered Surveyors & Estate Agents



47 Duke Street, Wellingborough
Northamptonshire NN8 2HL

£295,000 Freehold

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47 Duke Street, Wellingborough, Northamptonshire NN8 2HL

A four bedroom detached house originally built in the mid 1990s and occupying a cul de sac position. The property is now in need of some updating and has original timber windows which would benefit from an upgrade hence the attractive price for a four bedroom home. The house does however provide an opportunity for a purchaser to buy and improve to add value.

The accommodation includes a hallway, cloakroom/WC, living room, dining room, kitchen, landing, four bedrooms, en suite shower room and family bathroom. The current windows are timber with inset double-glazed units. The property has gas radiator central heating.

A driveway provides off road parking that leads to a garage. The house has gardens to the front and rear.

Ideal project property for the right buyer.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Double-glazed front door, tiled floor, radiator, staircase rising to 1st floor landing, ceiling coving, window to the side, doors off to living room, kitchen and WC.

Cloakroom/WC

WC and washbasin. Radiator, electricity consumer unit and window to the side.

Living Room

15'9" plus bay x 11'8" max (4.80m plus bay x 3.56m max)

Mock fireplace, dado rail, ceiling coving, double radiator, central heating thermostat and bay window to the front. Doorway opening through to adjoining dining room.

Dining Room

13'0" x 9'3" (3.96m x 2.82m)

Radiator, ceiling coving and patio door leading to the rear garden.

Kitchen

14'6" max x 8'1" (4.42m max x 2.46m)

Wood worktops, inset sink, base cupboards, wall cupboards and tall storage units. Five burner gas hob, stainless steel filter hood and electric oven. Space and plumbing for washing machine, integrated dishwasher, UPVC double glazed door to the side and window to the rear.

First Floor Landing

Ceiling coving, loft access, window to the side, cupboard housing the gas central heating boiler, doors off to all bedrooms and bathroom.

Bedroom 1

13'2" x 8'8" (4.01m x 2.64m)

Radiator, window to the front and door leading to ensuite.

En Suite Shower Room

Pedestal wash basin, WC and shower. Radiator, part tiled walls and window to the side.

Bedroom 2

12'0" max x 8'8" (3.66m max x 2.64m)

Radiator and window to the rear.

Bedroom 3

9'0" max x 7'6" (2.74m max x 2.29m)

Radiator and window to the rear.

Bedroom 4

10'2" max x 9'0" max (3.10m max x 2.74m max)

Radiator, bulkhead shelves and window to the front. Maximum measurements include the bulkhead shelves.

Bathroom

White suite comprising pedestal washbasin, WC and bath with shower over. Radiator, extractor fan, part tiled walls and window to the side.

Front Garden

Tarmac driveway leading to garage. Lawn and further block paved area. Gateway giving access via a covered side passage to the rear garden.

Garage

16'8" x 8'1" (5.08m x 2.46m)

Garage door to front (in need of replacement). Side personnel door. Light and power.

Rear Garden

Lawn, paved patio, timber decking areas and selection of sheds. Please note that the hot tub and the timber structure that houses the hot tub are specifically excluded from the sale.

Council Tax Band

North Northamptonshire Council. Council Tax Band D.

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.

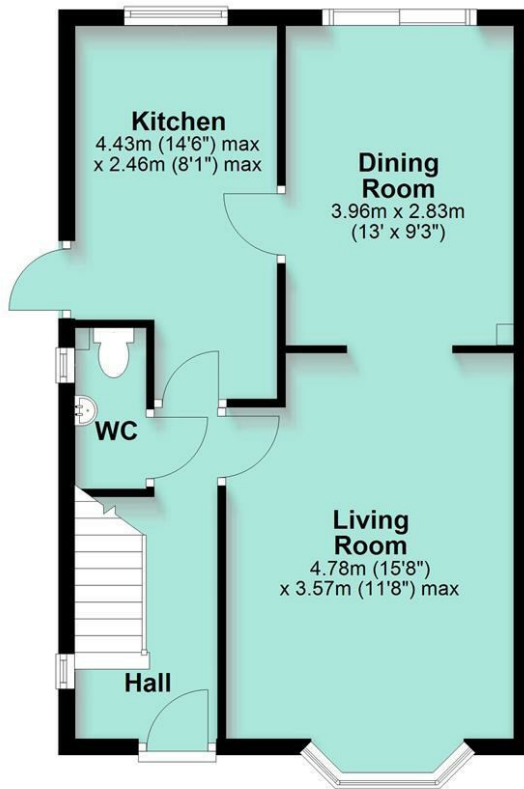




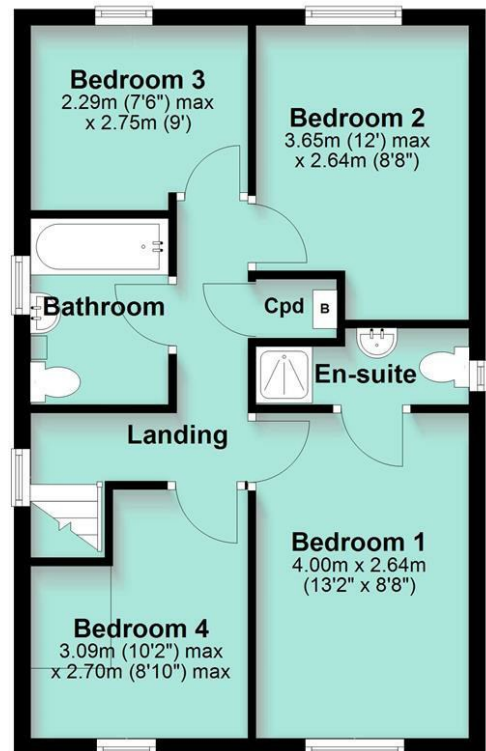
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Ground Floor



First Floor



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Plan produced using PlanUp.

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	