



**33 Hatton Park Road, Wellingborough
Northamptonshire NN8 5AT**

£220,000 Freehold

A bright and spacious, bay fronted 3 bedroom Victorian Mid Terrace that is positioned conveniently to the north of the town centre on an attractive tree lined street within the ever popular Hatton Park area. Wellingborough Train Station is just under 1.5 miles from the property and provides a service to London St Pancras in around 50 minutes.

The house features gas radiator central heating and partly UPVC double glazing, with the accommodation comprising of an entrance hallway, through lounge dining room, fitted kitchen, 3 bedrooms (2 doubles and a single) along with a modern shower room. Outside there is a small courtyard garden at the front and a rear garden with a sunny facing.

Viewing recommended.

Local Amenities

- Wellingborough Station - 2.5 miles
- Wellingborough School - 1.6 miles
- Town Centre - 1 mile
- A45 road network (linking to A14, A6 & M1) - 2.2 miles
- Rushden Lakes Shopping Development - 6.3 miles

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Approaching from the front, UPVC double glazed door into the hallway. Stairs to the first floor, door to the Lounge/Dining Room.

Lounge

11'10" x 12'6" (3.63 x 3.83)

Bright and airy front reception room featuring a bay fronted window, radiator, carpet and fireplace with tile surround. Opening to the dining area.

Dining Room

12'1" x 12'6" (3.69 x 3.83)

Good size room featuring double glazed window, radiator, door to the kitchen.

Kitchen

14'6" x 7'10" (4.44 x 2.40)

Refitted kitchen featuring work tops, base and wall mounted cupboards, pull out drawers, sink and drainer, window to the side and double glazed window to the rear, side door to the rear garden.

Landing

Doors to all rooms, loft hatch.

Bedroom 1

362 (110.34m)

Double glazed windows to the front, wood flooring, period fire place and radiator.

Bedroom 2

12'0" x 10'5" (3.68 x 3.20)

Double glazed window to the rear, fire place, carpet and radiator.

Bedroom 3

9'5" x 7'10" (2.88 x 2.39)

Wood flooring, window to the rear, radiator.

Shower Room

Refitted suite with shower cubicle, WC and wash hand basin. Double glazed window to the side.

Front Garden

Courtyard style garden that is partly paved and gravelled.

Rear Garden

Walled, easterly facing garden that is mainly lawned. Gated access to the rear.

Council Tax

North Northamptonshire. Band B rating.

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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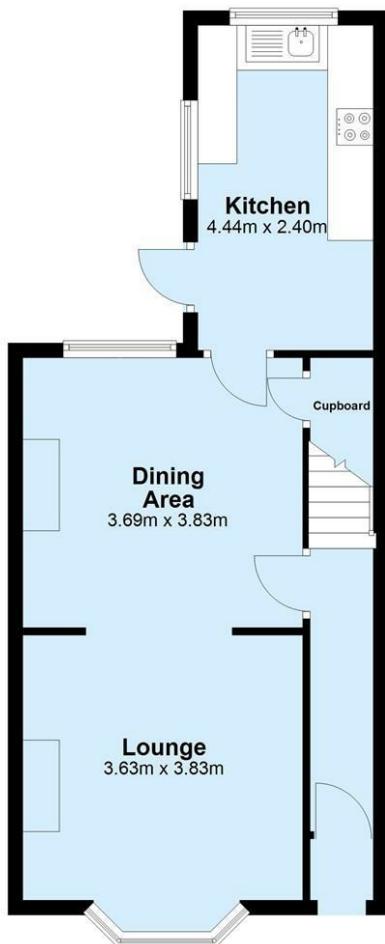
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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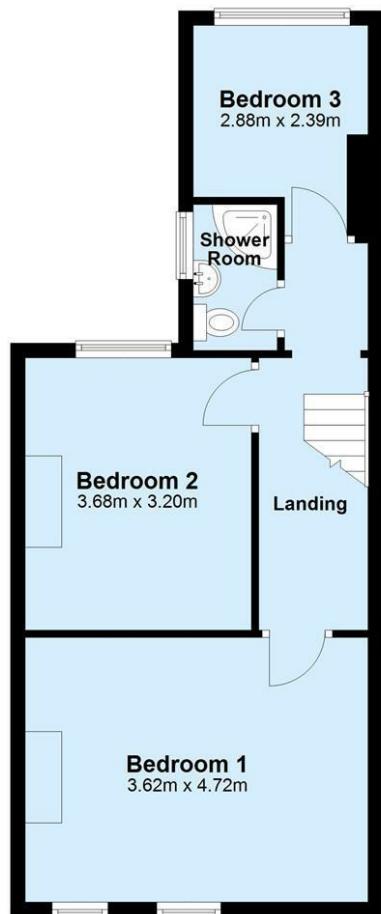




Ground Floor



First Floor



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	