



HARWOODS

Chartered Surveyors & Estate Agents



24 Tennyson Road, Wellingborough
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£245,000 Freehold

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Residential Sales

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Residential Lettings

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A bay fronted semi-detached two bedroom bungalow situated in a sought after road and within just a few minutes walk of a local Tesco Extra neighbourhood store.

The accommodation includes a hallway, lounge with bay window, kitchen, two double bedrooms and bathroom. The property also features UPVC double-glazing, gas radiator central heating, driveway and a good sized garden.

This is a conveniently located property in an established area and viewing is recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Recess Porch

Entrance Hall

Timber panelled front door with glazed inset. Radiator, loft access, cupboard with radiator and doors/access to:

Living Room

12'11" plus bay x 11'11" (3.94m plus bay x 3.63m)

Mock firesurround with electric fire, double radiator and UPVC double-glazed bay window to the front.

Kitchen

9'5" max x 8'7" max (2.87m max x 2.62m max)

1.5 bowl single drainer stainless steel sink, base cupboards, base drawers and work-surface areas. Electric hob, radiator, Worcester gas central heating boiler, UPVC double-glazed windows to the side and rear, UPVC double-glazed door to the rear garden.

Bedroom 1

12'2" max x 11'6" max (3.71m max x 3.51m max)

Radiator and UPVC double-glazed window to the front.

Bedroom 2

10'8" x 8'6" (3.25m x 2.59m)

Radiator and UPVC double-glazed window to the rear.

Bathroom

Close-coupled WC, pedestal washbasin and panelled bath with shower mixer tap. Radiator, part tiled walls and UPVC double glazed window to the rear.

Outside

Front garden with low brick boundary wall, gravelled area and shrubs. Driveway providing off road car parking. Good length rear garden. Please note that the storage shed is excluded from the sale but may be available by separate negotiation.

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

70		87	
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