



HARWOODS

Chartered Surveyors & Estate Agents



2 Newtown Road, Wellingborough
NN8 2DX

Guide Price £130,000 Freehold

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2 Newtown Road, Wellingborough, NN8 2DX

For sale with no upward chain; a 3 bedroom mid terrace Victorian Period property in need of full renovation.

The house offers good size accommodation with a through lounge dining room, extended kitchen, lean-to, 2 double bedrooms, box 3rd room and bathroom. Outside is a good size garden to the rear and small courtyard garden to the front.

The house is located in the small village of Little Irchester positioned between the larger town of Wellingborough and village of Irchester. The house is conveniently placed for Wellingborough Train Station (with a service to London St Pancras in around 50 minutes), Claudius Way Industrial Estate, Irchester Country Park and the A45 road network.

Harwoods hold keys for accompanied viewings.

Agents Note

Harwoods have been advised that remedial works were carried out at the front of the property due to Structural Movement being caused by a nearby tree. Harwoods have been advised the works were carried out and hold a copy of the Certificate of Structural Adequacy. Due to the required works the house may not meet a Bank or Building Societies requirements for lending.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Porch and Hall

Enter from the front into the porch. Inner door to the Hall. Door to the Dining Room which in turn leads to the remaining ground floor rooms.

Lounge

11'9" x 11'5 (3.58m x 3.48m)

Double glazed window at the front, carpet, fire place with gas fire (this has been disconnected and condemned), radiator, and opening to the Dining Room.

Dining Room

12'7" x 12'3" (3.84m x 3.73m)

Window to the rear, carpet, radiator, door to the kitchen.

Kitchen

Good size kitchen although in need of replacement. Plumbing for a washing machine and cooker point. Window to the rear and door to the side lean-to.

Lean-to Conservatory

In need of repair but good space. Window and door to the back garden.

First Floor Landing

Doors to all first floor rooms and loft hatch.

Bedroom 1

Carpet, windows to the front, radiator.

Bedroom 2

Carpet, window to the rear, radiator

Bedroom 3

Carpet, window to the rear, radiator

Bathroom

Dated, partly tiled suite comprising of WC, wash hand basin, bath and window to the rear.

Council Tax

North Northamptonshire Council. Band B.

Front Garden

Small courtyard garden, with steps leading up to the front door.

Rear Garden

Lovely size east facing garden that is in need of cultivating.

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



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

