HARWOODS
Chartered Surveyors & Estate Agents







50 North Street, Wellingborough
NN8 4QR

£200,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty .co.uk

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For sale with no upward chain; a good size, late Victorian period property positioned on the outskirts of Wellingborough town centre, conveniently placed for shops, Sir Christopher Hatton Secondary School and Eastfield Park. Wellingborough train station is just over a mile from the house and proivdes a service to London St Pancras in under 50 minutes.

The house is well presented with the accomodation consisting of an entrance hall, box bay living room, dining room and modern kitchen. To the first floor there are 3 bedrooms (2 doubles and a single) along with a family bathroom. Outside there is a good size rear garden that is mainly laid to lawn.

The house has recently been redcorated by the owner including recarpeting to most rooms and would make an ideal first time buy. Viewing is recommended.

The Accommodation comprises:
(Please note that all sizes are approximate only).

Entrance Hall
Enter from the front into the hallway. Doors to the living room (currently used as a bedroom) and dining room. Stairs rising to the first floor.

Living Room
12'0" x 11'11" (3.66m x 3.63m)
Lovely size front reception room that is currently used as a bedroom. Featuring UPVC double glazed 'Box Bay' window to the front, brick built fire place with inset gas fire and radiator.

Dining Room
12'0" 12'3" (3.66m 3.73m)
Good size dining room that features double glazed door that opens to the rear garden, radiator and door to the kitchen.

Kitchen
13'6" x 7'10" (4.11m x 2.39m)
Refitted modern kitchen that features base and wall mounted cupboards, pull out drawers, work tops, sink and drainer, tile splash backs, plumbing for a washing machine, wall mounted gas fired boiler, double glazed window to the rear and double glazed door leading the rear garden. Useful understairs cupboard.

First Floor Landing
Doors to all rooms, fitted storage cupboard, loft hatch.

Bedroom 1
11'11" x 15'0" (3.63m x 4.57m)
Lovely size master bedroom that features fitted carpet, radiator, double glazed windows to the front.

Bedroom 2
11'10" x 10'2" (3.61m x 3.10m)
Good size double bedroom that features carpet, radiator and a double glazed window to the rear.

Bedroom 3
7'6" x 7'9" (2.29m x 2.36m)
Single bedroom that features carpet, radiator and double glazed window to the rear.

Bathroom
Fitted suite comprising of bath with shower over, tile splash backs, WC, wash hand basin and double glazed window to the side.

Front Garden
Enclosed courtyard garden with low brick wall and wrought iron gate.

Rear Garden
Good size back garden with an easterly facing that is mainly laid to lawn but also features a paved patio area.

Council Tax
North Northamptonshire Council. Band A.

Wanting to View?
To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

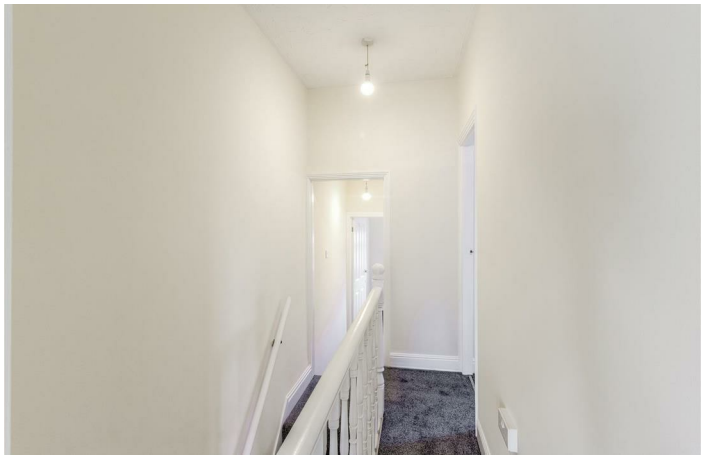
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Important Note
Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should 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.



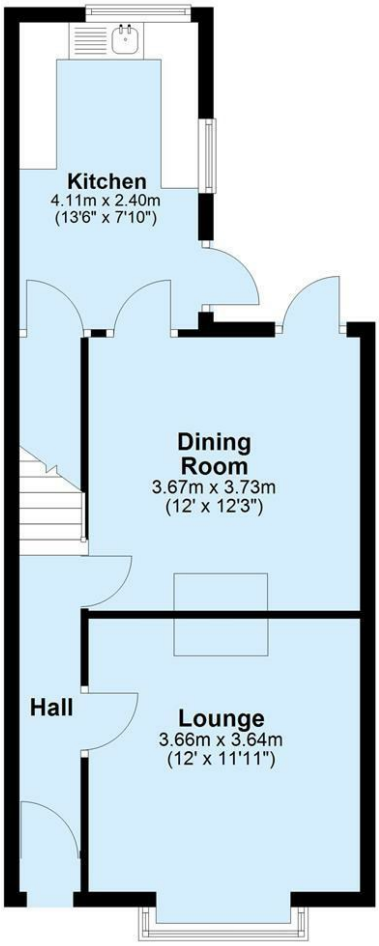





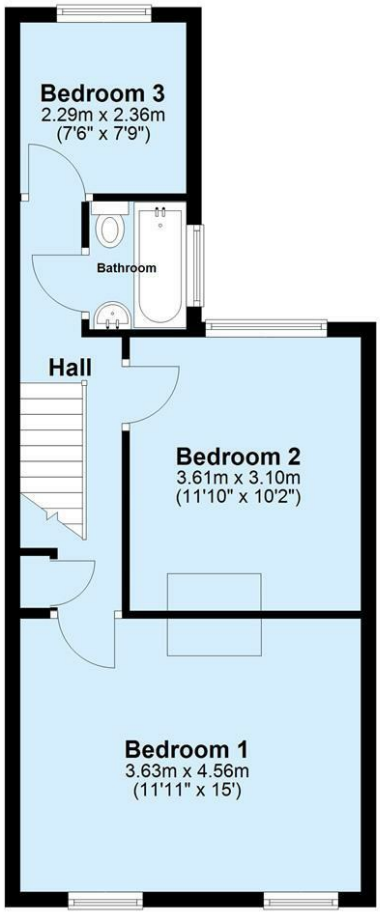


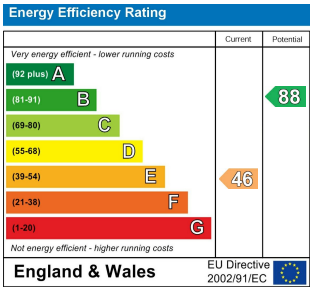
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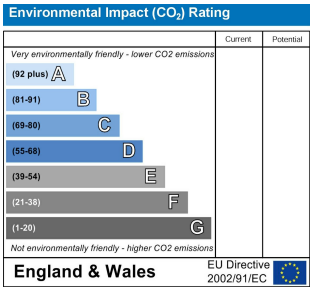
Ground Floor



First Floor







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