



HARWOODS

Chartered Surveyors & Estate Agents



19 Alexandra Road, Wellingborough
NN8 1EF

£210,000 Freehold

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19 Alexandra Road, Wellingborough, NN8 1EF

A smartly presented and modernised 3 bedroom Victorian mid-terrace located to the east of the town centre, conveniently placed for shops, schools, Eastfield Park and Wellingborough Train Station (providing a service to London St Pancras in under 50 minutes) and featuring a rear extension.

Featuring UPVC double glazing and gas central heating, the house offers well-proportioned rooms consisting of a spacious hallway, bay fronted lounge opening onto the dining room, stylishly refitted kitchen with built in appliances, and wet room. Upstairs there are 3 bedrooms (2 doubles and a comfortable size single) and modern bathroom suite. Outside there are courtyard gardens to both the front and rear.

Available with no onward chain; the house would ideally suit a first time buyer, commuter or someone starting over. Viewing recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Approaching the house from the front, UPVC double glazed door into the carpeted hallway. Radiator, stairs rising to the first floor landing, door to the lounge/dining room.

Living Room

10'11" x 11'1" (3.33m x 3.38m)

Bay fronted front reception room that is bright and spacious. Features include fitted carpet, UPVC double glazed window, radiator and fire place with inset gas fire. Opening to the dining room.

Dining Room

12'0" x 11;6" (3.66m x 3.35m;1.83m)

Fitted carpet, radiator, double glazed window to the rear. Door to the kitchen.

Kitchen

11'3" x 7'8" (3.43m x 2.34m)

A real feature of the house is the smartly, refitted kitchen. The kitchen provides base and wall mounted cupboards, pull out drawers and double glazed window to the side, work tops, composite sink and drainer along with Perspex splash backs and useful understairs storage cupboard. Additionally, the kitchen provides built in appliances, to include an integrated oven, gas hob and fridge freezer, At the rear of the kitchen is an opening to a small utility area where there is plumbing for a washing machine, and cupboard housing the combination boiler. Door to the 'Boot Room' and Wet Room.

Utility Area & Boot Room

Plumbing for a washing machine, cupboard housing the combination boiler, double glazed door to the side leading to the rear garden.

Wet Room

5'4" x 6'4" (1.63m x 1.93m)

Modern, partly tiled suite consisting of WC, shower, wash hand basin and double glazed window.

Landing

Carpeted landing with doors to all first floor rooms, loft hatch to the attic space and laundry cupboard.

Bedroom 1

10'11" x 14'6" (3.33m x 4.42m)

Lovely size principal bedroom with fitted carpet, double glazed windows to the front, and radiator.

Bedroom 2

12'0" x 9'3" (3.66m x 2.82m)

Good size 2nd bedroom that features fitted carpet, double glazed window and radiator.

Bedroom 3

8'1" x 7'11" (2.46m x 2.41m)

Double glazed window to the rear, fitted carpet and radiator.

Shower Room

Contemporary suite that features a shower suite perspex splash backs, WC and wash hand basin.

Outside

Courtyard gardens to the front and rear of the house. The rear garden is paved, has an easterly facing and gated back access.

Council Tax

North Northamptonshire Council - Band B

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.

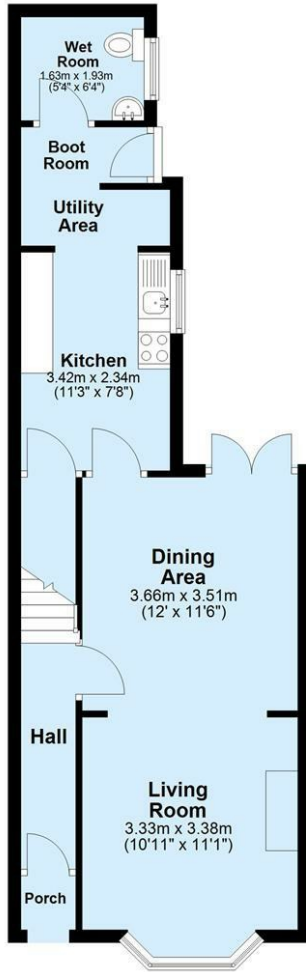
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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

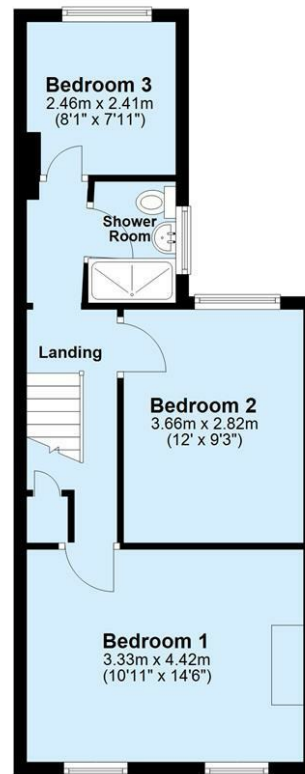




Ground Floor



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			
		70	82
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		