



HARWOODS

Chartered Surveyors & Estate Agents



13 Brook Street East, Wellingborough
Northamptonshire NN8 1ND

£265,000 Freehold

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

Residential Sales

T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings

T : 01933 221616
E : lettings@harwoodsproperty.co.uk



13 Brook Street East, Wellingborough, Northamptonshire NN8 1ND

A modern 3 bedroom larger than average family town house situated within a short walk of Wellingborough railway station (London St Pancras in around 55 minutes from Wellingborough). The property is located in an established residential no-through road and is within walking distance of local schools and Castle Fields park.

Originally completed as a new build in May 2014, the property offers spacious accommodation arranged over three floors with a total area of approximately 122 square metres (1313 square feet). On the ground floor there is a hallway, guest cloakroom/WC, kitchen/breakfast room and lounge/diner. On the first floor there are two bedrooms and a bathroom and on the second floor there is the main bedroom with en suite shower room.

Features include UPVC double-glazing, gas radiator central heating, off road driveway parking for one car and an enclosed rear garden. It should also be noted that there is no estate management service charge payable on this property.

The property is available with no onward chain and viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Front door with double-glazed inset panel, laminate flooring, staircase rising to 1st floor landing, under-stairs cupboard, ceiling coving, mains smoke alarm, radiator and panelled doors to:

Cloakroom/WC

White suite comprising WC and washbasin. Radiator, ceiling coving, electricity consumer unit and UPVC double-glazed window to the front.

Lounge/Diner

18'11" x 13'9" (5.77m x 4.19m)

Two radiators, laminate flooring, ceiling coving, central heating thermostat, TV aerial point, telephone point and UPVC double-glazed French doors to the rear garden with UPVC double-glazed panels flanking.

Kitchen/Breakfast Room

17'5" x 6'11" (5.31m x 2.11m)

Cream colour high gloss units to include base cupboards, base drawers, tall larder style unit and work-surface areas. Single drainer stainless steel sink. Gas hob, filter hood and electric oven. Radiator, ceiling coving, Ideal Independent C24 gas central heating boiler, plumbing for washing machine, carbon monoxide alarm and UPVC double-glazed window to the front.

First Floor Landing

Radiator, ceiling coving, central heating thermostat, mains smoke alarm, staircase rising to second floor and panelled doors off to:

Bedroom 2

13'9" x 12'6" (4.19m x 3.81m)

Radiator, TV aerial point and two UPVC double-glazed windows to the rear.

Bedroom 3

13'9" x 10'3" max 6'4" min (4.19m x 3.12m max 1.93m min)

Radiator, TV aerial point, telephone point and two UPVC double-glazed windows to the front.

Bathroom

With white suite comprising WC, washbasin and shower bath. Part tiled walls, towel radiator, shaver point and ceiling coving.

Second Floor Landing

Ceiling Coving, mains smoke alarm and door to:

Bedroom 1

15'0" max x 13'10" max 10'4" min (4.57m max x 4.22m max 3.15m min)

Loft access, TV aerial point, telephone point, double radiator and UPVC double-glazed dormer window to the rear. Door to en suite.

En Suite Shower Room

White suite comprising WC, washbasin and shower. Towel radiator, shaver point and Velux double-glazed skylight window.

Outside - Front

Driveway providing off road parking for one car. pathway to front door. Crushed stone border with inset shrubs.

Rear Garden

33'0" long x 15'0" wide (10.06m long x 4.57m wide)

Paved patio, lawn and small garden shed. gate for rear access.

Council Tax Band

North Northamptonshire Council. Council Tax Band C.

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.

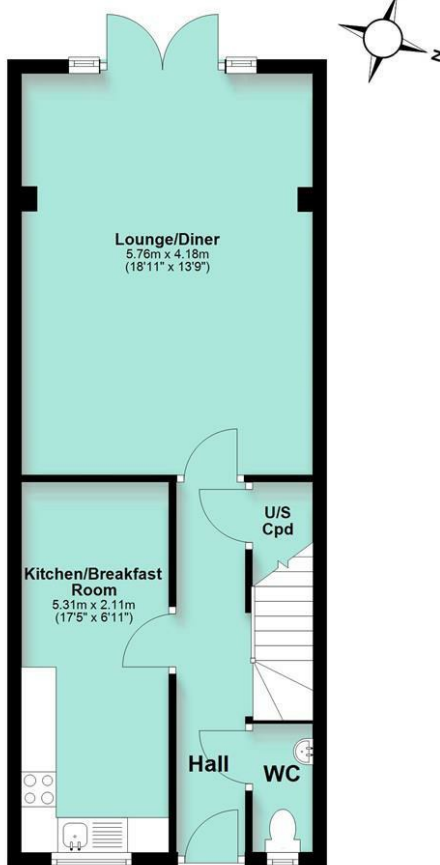




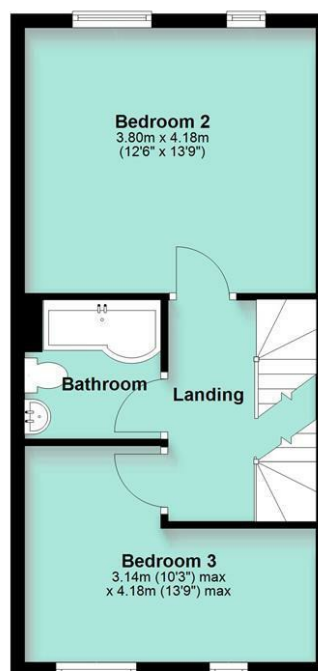
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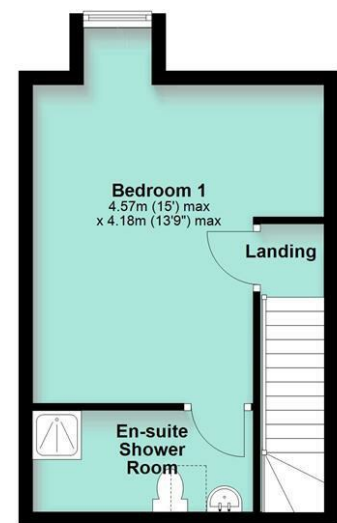
Ground Floor



First Floor



Second Floor



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Plan produced using PlanUp.

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	