



# HARWOODS

Chartered Surveyors & Estate Agents



21 Hillside Road, Wellingborough  
Northamptonshire NN8 4AW

£210,000 Freehold

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## 21 Hillside Road, Wellingborough, Northamptonshire NN8 4AW

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For sale with no upward chain- a late 1930's built, bay fronted 3 bedroom end of terrace that is positioned on the edge of Wellingborough, conveniently placed for Wellingborough Train Station (providing a service to London St Pancras in under 50 minutes) Finedon Road Industrial Estate, Schools and Eastfield Park.

Featuring UPVC double glazing and gas radiator heating, the house offers sensible, well proportioned accommodation that consists of a good size hallway, bayfronted living room that opens to the dining room, galley style kitchen, 3 bedrooms (2 doubles and a single) and a bathroom. Outside there is parking at the front of the house for 2 vehicles, whilst to the rear is a good size garden with a sunny westerly facing aspect.

The house would be ideal for a first time buyer and a viewing is recommend.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Enter from the front in the hallway, stairs rising to the first floor landing and doors to the kitchen and living room/dining room.

#### Living Room

12'0" x 10'6" (3.66m x 3.20m)

Bay fronted front reception room that features double glazing, radiator, fitted carpet and opening to the dining room.

#### Dining Room

13'6" x 10'6" (4.11m x 3.20m)

Fitted carpet, inbuilt storage cupboard, door to the rear garden, opening to the kitchen.

#### Kitchen

10'2" x 5'5" (3.10m x 1.65m)

Refitted kitchen with base and wall mounted cupboards, freestanding oven and gas hob, plumbing for a washing machine and door to garden.

#### Landing

Storage cupboard, window to the side, doors to all rooms.

#### Bedroom 1

14'0" x 10'6" (4.27m x 3.20m)

Fitted carpet, built in wardrobes, radiator and double glazed window to the front.

#### Bedroom 2

12'3" x 10'6" (3.73m x 3.20m)

Fitted carpet, radiator, double glazed window to the rear. Cupboard housing the gas fired boiler.

#### Bedroom 3

8'10" x 5'5" (2.69m x 1.65m)

Good size single bedroom that features fitted carpet, radiator and window to the front.

#### Bathroom

Refitted suite with bath, wash hand basing and WC. Tile splash backs.

### Front Garden & Driveway

To the front is a hard standing driveway providing off road parking for 2 vehicles. Gated access to the side leading to the rear garden.

### Rear Garden

Lovely size rear garden that enjoys a sunny, westerly facing. Mainly laid to lawn, the garden also features a paved patio area.

### Agents Note

Harwoods understand that outline planning permission has been granted to build up to 7 properties on the land at the rear of the property. Further details can be found on the council website, with the planning reference being (NW/24/00192/OUT)

### Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email [res@harwoodsproperty.co.uk](mailto: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.

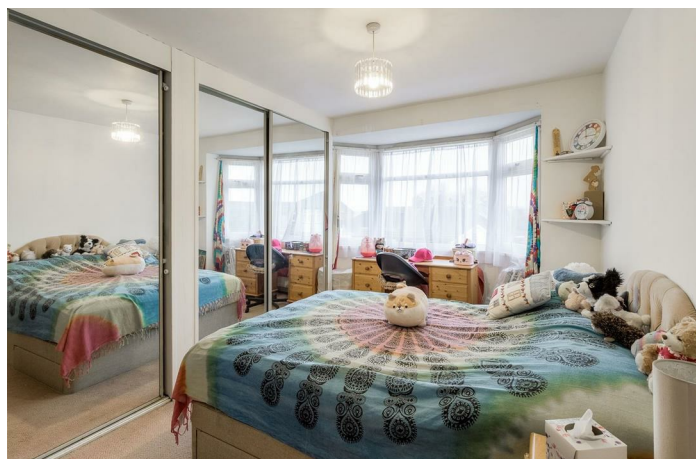
### Important Note

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.

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.

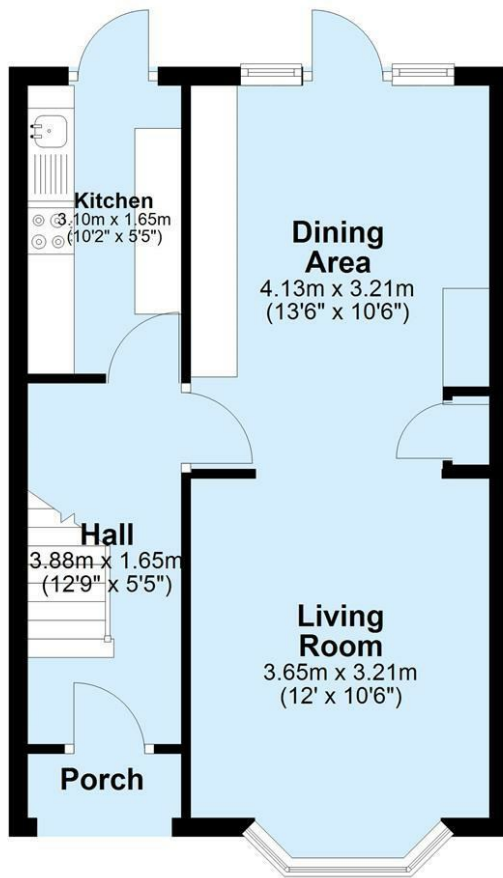
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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

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## Ground Floor



## First Floor

