



HARWOODS

Chartered Surveyors & Estate Agents



6 Thames Road, Wellingborough
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£265,000 Freehold

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A very smartly presented 3 bedroom semi-detached family house situated in the sought after Gleneagles area of Wellingborough. The property has been updated and improved by the current owners to create a comfortable and modern home.

The house features UPVC double-glazing, gas radiator central heating, off road parking, garage and easily maintained garden. The accommodation includes a hallway, ground floor cloakroom/WC, open plan living room/diner/refitted kitchen, landing, 3 bedrooms and refitted bathroom.

This is a very attractive property in a good area and an early viewing is advisable.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Composite entrance door with double-glazed inset panel. UPVC double-glazed window. Stairs to 1st floor, radiator and doors off to:

Cloakroom/WC

Modern suite comprising WC and corner washbasin. Radiator. Extractor Fan.

Lounge/Diner/Kitchen

23'7" max x 15'0" max (7.19m max x 4.57m max)

A spacious open plan room. Lounge/diner area with under-stairs cupboard, coving, radiator, UPVC double-glazed window to the rear and UPVC double-glazed French doors that open to the rear covered patio. Kitchen area with a range of grey high gloss units to include single drainer sink, base pan drawers, base storage cupboards, wall cupboards, work-surface areas and breakfast bar. Ceramic hob, filter hood and electric oven. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Gas central heating boiler. UPVC double-glazed window to the front.

First Floor Landing

Linen cupboard with batten shelving. Loft access. Doors off to:

Bedroom 1

12'5" inc wardrobes x 8'7" (3.78m inc wardrobes x 2.62m)

Radiator, mirror fronted double wardrobe and UPVC double-glazed window to the rear.

Bedroom 2

10'11" max x 8'1" (3.33m max x 2.46m)

Wardrobe/storage recess with curtain front. Radiator and UPVC double-glazed window to the front.

Bedroom 3

8'3" x 6'2" (2.51m x 1.88m)

Radiator and UPVC double-glazed window to the rear.

Bathroom

Refitted white suite comprising WC, vanity washbasin and panelled bath with shower mixer tap. Radiator. UPVC double-glazed window to the front.

Outside - Front

Tarmac driveway to garage and additional block paved hardstanding.

Garage

17'0" mx x 8'0" (5.18m mx x 2.44m)

Recently replaced garage door, loft storage area, lighting, power sockets and UPVC double-glazed rear personnel door to the garden.

Rear Garden

Easily maintained rear garden with covered patio, further patio, deck and crushed stone surfacing.

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

Referral Fees

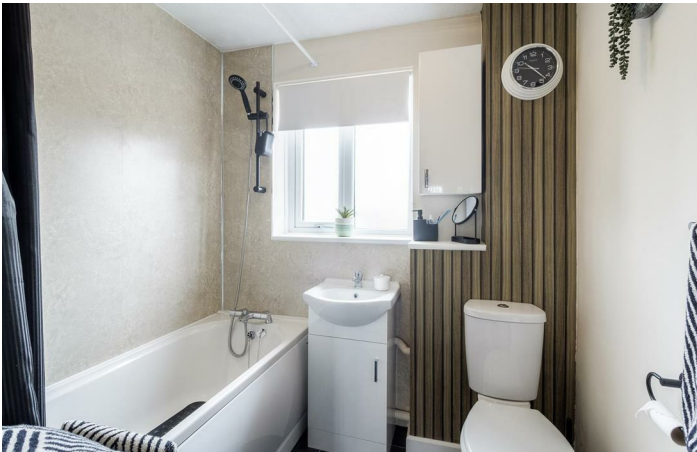
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any 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.

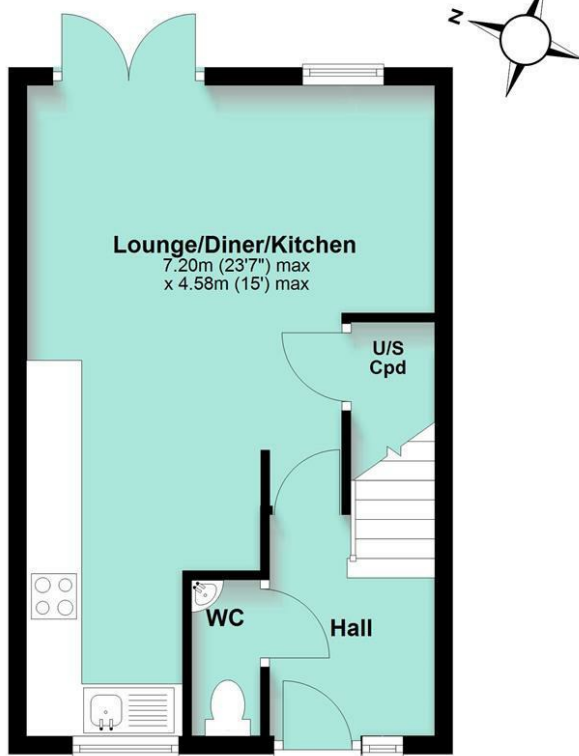




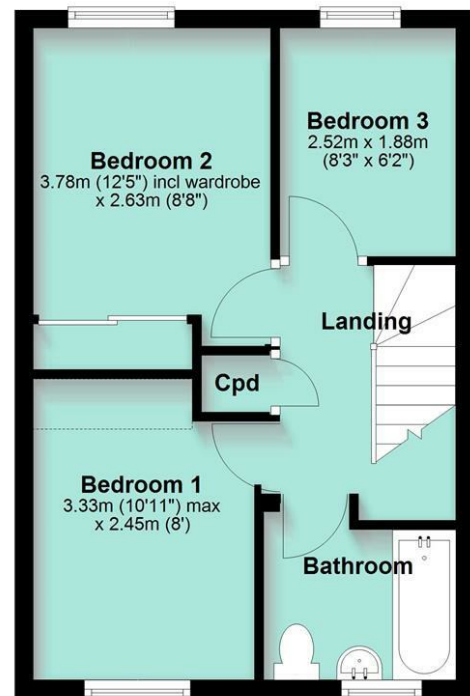
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Ground Floor



First Floor



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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	