

2 Polonius Road

**WELLINGBOROUGH
NN8 3AW**

50% Shared Ownership



- **50% SHARED OWNERSHIP**
- **SEMI DETACHED**
- **OFF ROAD PARKING**
- **DOWNSTAIRS CLOAKROOM**

- **TWO BEDROOMS**
- **MODERN STARTER HOME**
- **OPEN PLAN LIVING**
- **ENERGY EFFICIENCY RATING : B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

This unique shared ownership home on the charming Polonius Road in Wellingborough presents a unique opportunity for prospective buyers. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a comfortable living space. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a modern bathroom, designed with contemporary fittings to ensure both style and functionality. The property also boasts parking space for two vehicles, a valuable asset in today's busy world, providing convenience and ease for residents.

One of the standout features of this property is the shared ownership option, making it an attractive choice for those looking to step onto the property ladder in a desirable area. This arrangement allows for a more manageable investment, providing an excellent opportunity to own a home in Wellingborough.

With its appealing location and modern amenities, this end-terrace house is not just a place to live, but a chance to create a home. Whether you are a first-time buyer or looking to downsize, this property is worth considering. Don't miss out on the chance to make this lovely house your own.

Ground Floor

Entrance Hallway

Enter via a composite front door into the entrance hallway with stairs rising to first floor and opening to;

Living Room

26'9" x 10'5" (8.16 x 3.20)

Open plan living area with double glazed windows to the front aspect and a double radiator. Built-in storage cupboard and opening to open plan kitchen.

Kitchen

Open plan kitchen with a range of floor and eyelevel kitchen units with matching worktops and splashbacks. One and a half bowl inset sink with drainer and mixer taps. Built-in electric oven and gas hob. Freestanding appliances including which consist of a dishwasher, washing machine, fridge/freezer and tumble driver. Double glazed window to the rear aspect and door to;

Rear Hallway

Rear hallway with door to rear garden and door to;

Downstairs Cloakroom

Two piece modern suite comprising a WC and pedestal wash basin with a single radiator.

First Floor

First Floor Landing

First floor landing with loft access.

Bedroom One

13'9" x 11'3" (4.20 x 3.45)

Double glazed windows to the front aspect, double radiator and a built-in storage cupboard.

Bedroom Two

13'9" x 10'9" (4.20 x 3.29)

Double glazed window to the rear aspect, double radiator and a built-in storage cupboard.

Bathroom

Three-piece modern suite comprising WC, pedestal wash basin and a bath with shower over and shower screen. Tiling to water sensitive areas and a single radiator.

Externally**Front Garden**

Low maintenance front garden stocked with mature bushes and shrubs with a driveway to the side of the property.

Rear Garden

Rear garden laid to lawn with gated side access, a patio area and a garden shed.

Off Road Parking

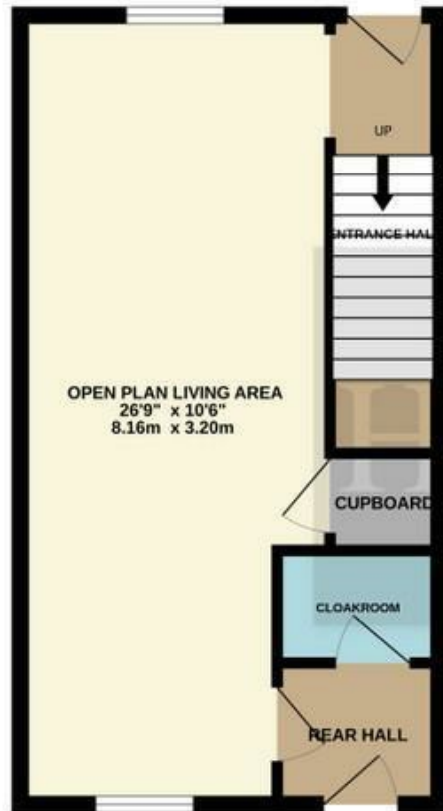
Parking to the side of the property with two allocated parking spaces.

Agents Notes**Shared Ownership**

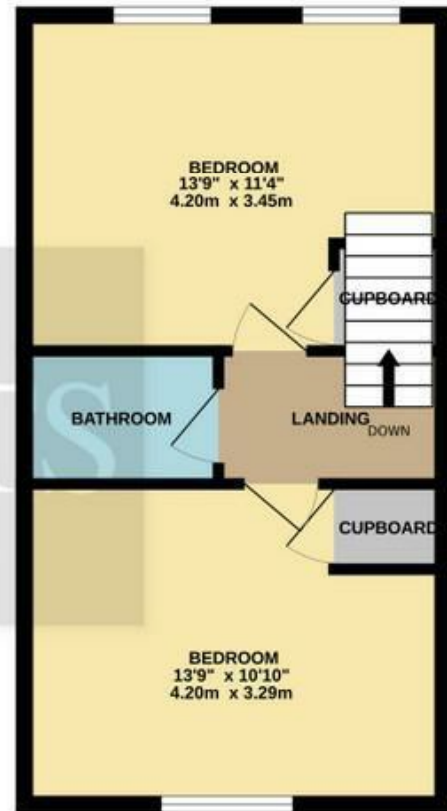
The house is for 50% shared ownership with the other 50% available to purchase if required. There is extra charges which include a £50 per month ground rent to cover communal areas and a monthly rent payable to Sage of £368



GROUND FLOOR
379 sq.ft. (35.3 sq.m.) approx.




1ST FLOOR
379 sq.ft. (35.3 sq.m.) approx.

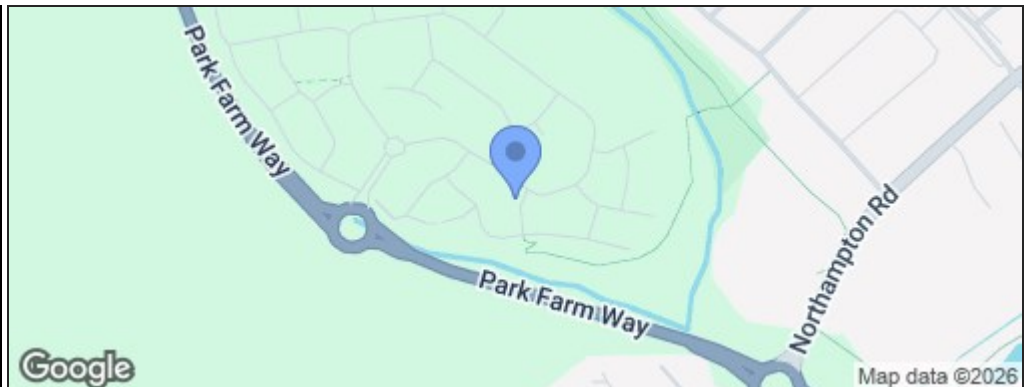


TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.