



HARWOODS

Chartered Surveyors & Estate Agents



64 Irthlingborough Road, Wellingborough
NN9 5EJ

£220,000 Freehold

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64 Irthlingborough Road, Wellingborough, NN9 5EJ

A good sized three bedroom mid-terrace house with parking for at least two cars and a generous size south-west facing rear garden. The property is situated within the well served small town of Finedon and within a short walk of local amenities and shops including a Tesco Express.

The property would suit a family having three sensible sized bedrooms, all of which have fitted wardrobes. Downstairs there is a living room with fireplace, kitchen/diner and a WC. The main family bathroom/WC is upstairs.

The property is conveniently located within easy reach of Rushden Lakes shopping/leisure facilities and the nearby towns of Wellingborough, Kettering and Rushden. The house is also well placed for the A14 and A45 dual carriageways. A regular rail service operates from Kettering and Wellingborough railway stations. Trains to London from Wellingborough take around fifty five minutes.

Viewing recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Part glazed timber entrance door, radiator, coat hooks, stairs to 1st floor and pine panelled door to:

Living Room

15'6" x 12'0" (4.72m x 3.66m)

Fireplace, radiator and UPVC double-glazed window to the rear. Under-stairs cupboard with UPVC double-glazed window and gas central heating boiler (installed in 2021).

Kitchen/Diner

18'11" max x 10'11" (5.77m max x 3.33m)

Tile effect laminate flooring, and UPVC double-glazed windows to the front and rear. Single drainer ceramic sink, base cupboards, wall cupboards, tall larder style unit and work-surface areas. Plumbing for washing machine, double radiator and part glazed door to rear lobby.

Rear Lobby

UPVC double-glazed door to the rear garden. Door off to:

WC

Low flush WC. UPVC double-glazed window to the rear.

First Floor Landing

Loft access hatch, UPVC double-glazed window to the front and doors off to all first floor rooms.

Bedroom 1

10'10" max x 9'7" max (3.30m max x 2.92m max)

Full width fitted wardrobes with sliding doors. Radiator. UPVC double-glazed window to the rear.

Bedroom 2

12'0" x 9'9" max (3.66m x 2.97m max)

Fitted wardrobes with sliding doors. Radiator. Two UPVC double-glazed window to the rear.

Bedroom 3

9'2" x 8'0" (2.79m x 2.44m)

Full width fitted wardrobes with sliding doors. Radiator. UPVC double-glazed window to the front.

Bathroom

With white suite comprising close-coupled WC, washbasin and bath with shower over (including rainfall shower head). Built-in storage cupboard, chrome towel radiator, extractor fan, tiled floor and UPVC double-glazed window to the front.

Outside

Block paved front garden with off road parking for two cars side by side. Shared access on foot via side passage to the rear garden. The rear garden has a lawn, garden storage shed and a range of small conifers and ornamental trees/shrubs.

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

Referral Fees

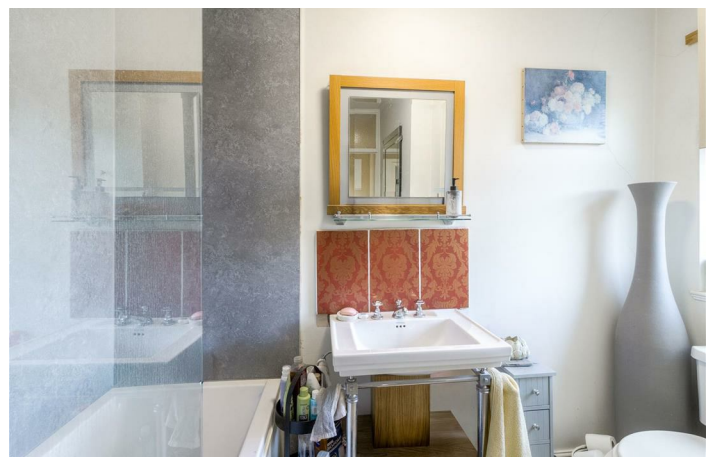
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Important Note

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.

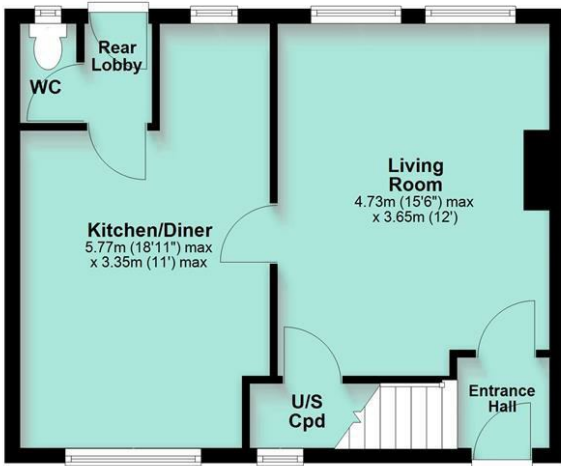
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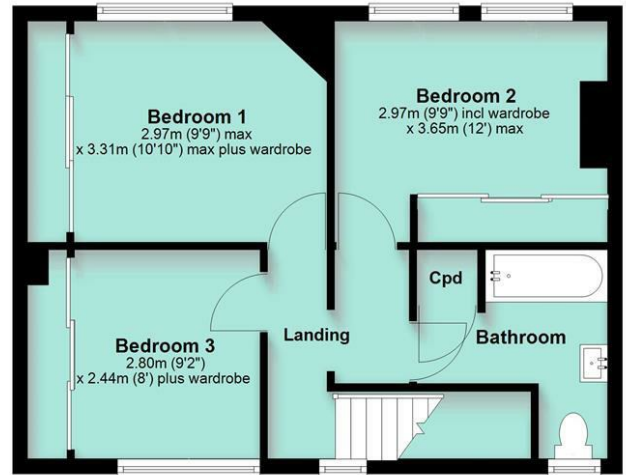




Ground Floor

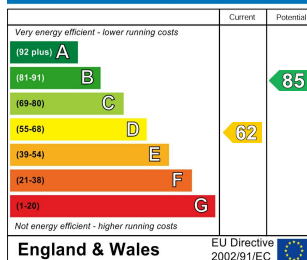


First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

