



# HARWOODS

Chartered Surveyors & Estate Agents



230 Senwick Drive, Wellingborough  
Northants NN8 1SE

£167,000 Freehold

21 Silver St, Wellingborough  
Northamptonshire NN8 1AY  
[www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

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## 230 Senwick Drive, Wellingborough, Northants NN8 1SE

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For sale with no upward chain; a 1980s built 2 bedroom cluster house positioned to the east of the town, conveniently placed for the Prologis Industrial Estate and Wellingborough train station (providing a service to London St Pancras in under 50 minutes). The house is within a mile of Wellingborough town centre, schools and Castle Fields park.

Featuring UPVC double glazing and gas central heating, the accommodation comprises of a small entrance hall, refitted kitchen, spacious living room with a bay window 2 bedrooms and a bathroom. Outside there is an open plan garden and allocated parking space. The house would be ideal for first time buyer or buy to let investment.

Viewing recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

UPVC double-glazed front door, radiator, under-stairs cupboard, boiler cupboard with Baxi Duo Tec gas central heating boiler, doors off to:

#### Living Room

12'10" x 11'8" plus bay (3.91m x 3.56m plus bay)

Fitted carpet, stairs rising to 1st floor landing and box bay UPVC double-glazed window to the front.

#### Kitchen

11'8" x 6'8" (3.56m x 2.03m)

Smartly refitted kitchen that features base and wall mounted cupboards, pull out drawers, work tops, along with a sink and drainer with tile splash backs. The kitchen features an integrated gas hob and oven and has plumbing for a washing machine. Double glazed window to the front.

#### First Floor Landing

Doors off to:

#### Bedroom 1

11'8" x 8'8" (3.56m x 2.64m)

Fitted carpet, radiator and UPVC double-glazed window to the front.

#### Bedroom 2

11'8" x 6'9" (3.56m x 2.06m)

Loft access, radiator and UPVC double-glazed window to the front.

#### Bathroom

7'9" x 4'4" (2.36m x 1.32m)

Partly tiled, white suite that comprises of close-coupled WC, pedestal washbasin and panelled bath with electric shower over. Part tiled splash backs walls, radiator and UPVC double-glazed window to the front.

### Outside

Open plan garden to the front that has a small picket fence and shrub borders. Car parking space.

### Council Tax Demand

Band A

### 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.

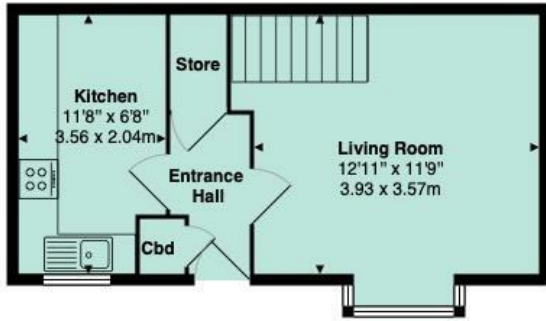
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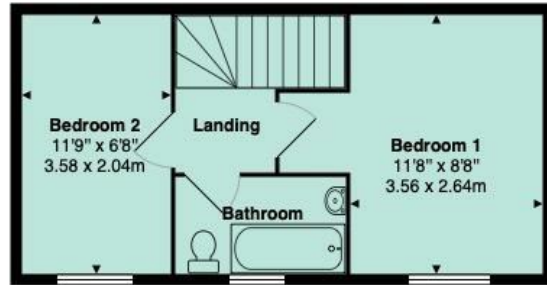


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Ground Floor  
Area: 284 ft<sup>2</sup> ... 26.4 m<sup>2</sup>



1st Floor  
Area: 277 ft<sup>2</sup> ... 25.8 m<sup>2</sup>

Total Area: 561 ft<sup>2</sup> ... 52.2 m<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	