



HARWOODS

Chartered Surveyors & Estate Agents



2 Swanspool Court Doddington Road, Wellingborough
NN8 2JG

£200,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales

T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings

T : 01933 221616
E : lettings@harwoodsproperty.co.uk



2 Swanspool Court Doddington Road, Wellingborough, NN8 2JG

A characterful and quaint 2 bedroom mid-terrace cottage positioned on the edge of Wellingborough town centre in a secluded position, conveniently placed for shops, schools, the scenic Swanspool Gardens and the towns train station (providing a service to London St Pancras in under 50 minutes).

Available with no upper chain, the cottage has traditional leaded-light windows, an exposed brick chimney breast in the sitting room and stripped pine doors. The accommodation comprises of a hall with under stairs storage cupboard, good size living room, fitted kitchen, 2 bedrooms and a family bathroom. Outside the cottage offers allocated parking at the front and an enclosed communal garden to the rear. Additionally the house has a useful outbuilding located in the communal garden that has power to it.

Rarely available, a viewing is recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Enter from the front via period wood door. Doors to Living Room and Kitchen. Under stairs storage cupboard.

Living Room

14'11" x 12'00 (4.55m x 3.66m)

Lovely size, rectangular shaped reception room that features period windows to the front and rear, Brick fire place and hearth, fitted carpet, radiator, built in cupboard and picture rail.

Kitchen

Refitted kitchen with sink and drainer, tile splash backs, gas hob, oven base and wall mounted cupboards, pull out drawers, stable door opening onto the communal garden, window to the rear.

Landing

Fitted carpet, doors to all rooms, cupboard.

Bedroom 1

8'11" x 12'0" (2.72m x 3.66m)

Fitted carpet, radiator, period window and loft hatch.

Bedroom 2

8'11" x 6'7" (2.72m x 2.01m)

Fitted carpet, radiator, period window.

Bathroom

Bath with shower over, tile splash backs, WC, wash hand basin, radiator.

Outbuilding

10'6" x 4'10" (3.20m x 1.47m)

Useful brick outbuilding with power.

Gardens

To the front there is an open lawn garden and paved pathway leading to the front door. At the rear of the house is a communal garden shared with the other residents.

Parking

Allocated parking located at the front of the property in a courtyard. The entrance is gated and is accessed from Doddington Road.

Council Tax

North Northamptonshire Council - Band C.

Wanting to View?

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

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.

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 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.

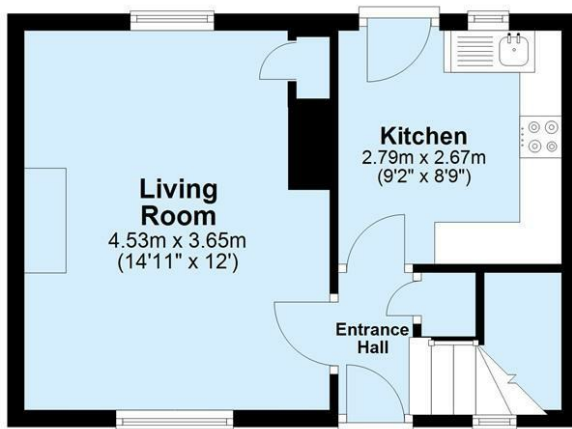




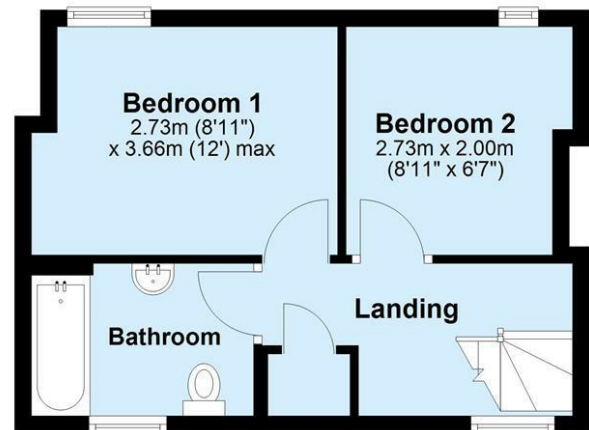
HARWOODS

Chartered Surveyors & Estate Agents

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		65
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