



HARWOODS

Chartered Surveyors & Estate Agents



86a Shelley Road, Wellingborough
Northamptonshire NN8 3DP

£235,000 Freehold

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86a Shelley Road, Wellingborough, Northamptonshire NN8 3DP

A modern 2 bedroom detached house with a generous size south-east facing garden, double width block paved driveway and a larger than normal garage/workshop (accessed via a service road from Pope Road). The property was originally built in 2021 and has been occupied by the current sellers from new. The property is sold with the balance of the original new build warranty.

The accommodation includes a hallway with guest cloakroom/wc off, a large 26 ft long approx open plan lounge/kitchen, first floor landing, two double bedrooms and a family bathroom. The kitchen includes an electric oven, gas hob, extractor canopy and integrated dishwasher.

Other property features include owned solar panels, gas radiator central heating, UPVC double-glazing, part boarded loft with ladder and lighting, exterior lighting and a well stocked garden with patio and artificial turf lawn for ease of maintenance.

This is great opportunity to get a detached house with large garage at an affordable price and viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Double-glazed front door, laminate floor covering, radiator, stairs to 1st floor, doors off to:

Cloakroom/WC

WC and washbasin. Chrome towel radiator, extractor fan, laminate flooring and UPVC double-glazed window to the front.

Lounge/Kitchen

25'11" x 13'7" max 10'0" min (7.90m x 4.14m max 3.05m min)

Lounge area with fitted carpets, ceiling downlights, under stairs cupboard (with power socket), two radiators and UPVC double-glazed French doors opening to the rear garden.

Kitchen area with laminate flooring, ceiling downlighters, concealed Ideal gas central heating boiler and UPVC double-glazed window to the front. Range of white high gloss base & wall units with contrasting grey worktops, breakfast bar and tiled splash-backs. Range of appliances including integrated dishwasher, electric oven, gas hob and extractor hood. Plumbing and space for washing machine. 1.5 bowl stainless steel sink.

First Floor Landing

Loft access (loft has ladder, lighting and part-boarded). 2 built-in storage cupboards, UPVC double-glazed window to the side, doors off to:

Bedroom 1

13'8" x 9'10" (4.17m x 3.00m)

Radiator and UPVC double-glazed window to the rear.

Bedroom 2

13'7" max 10'0" min x 7'9" (4.14m max 3.05m min x 2.36m)

Radiator and UPVC double-glazed window to the front.

Bathroom

6'10" max x 7'9" max (2.08m max x 2.36m max)

White suite comprising WC, washbasin and shower bath with Mira fitting and shower screen. Chrome towel radiator. extractor fan and UPVC double-glazed window to the side.

Front Garden

Small front garden with pathway to front door. Mature tree. Artificial turf lawn.

Rear Garden

The rear garden is a generous size and enjoys a south-easterly aspect. The garden has a block paved patio, artificial turf lawn and shrubs. Double width block paved driveway which gives access to the large garage (described below). Exterior lighting, power and water point. Vehicular access is via a service road off Pope Road.

Large Garage

20'0" x 14'0" (6.10m x 4.27m)

A good sized garage being both longer and wider than normal. Remote operated roller garage door, UPVC double-glazed side window, UPVC double-glazed side personnel door. Lighting and power sockets.

Council Tax Band

North Northamptonshire Council. Council Tax Band C.

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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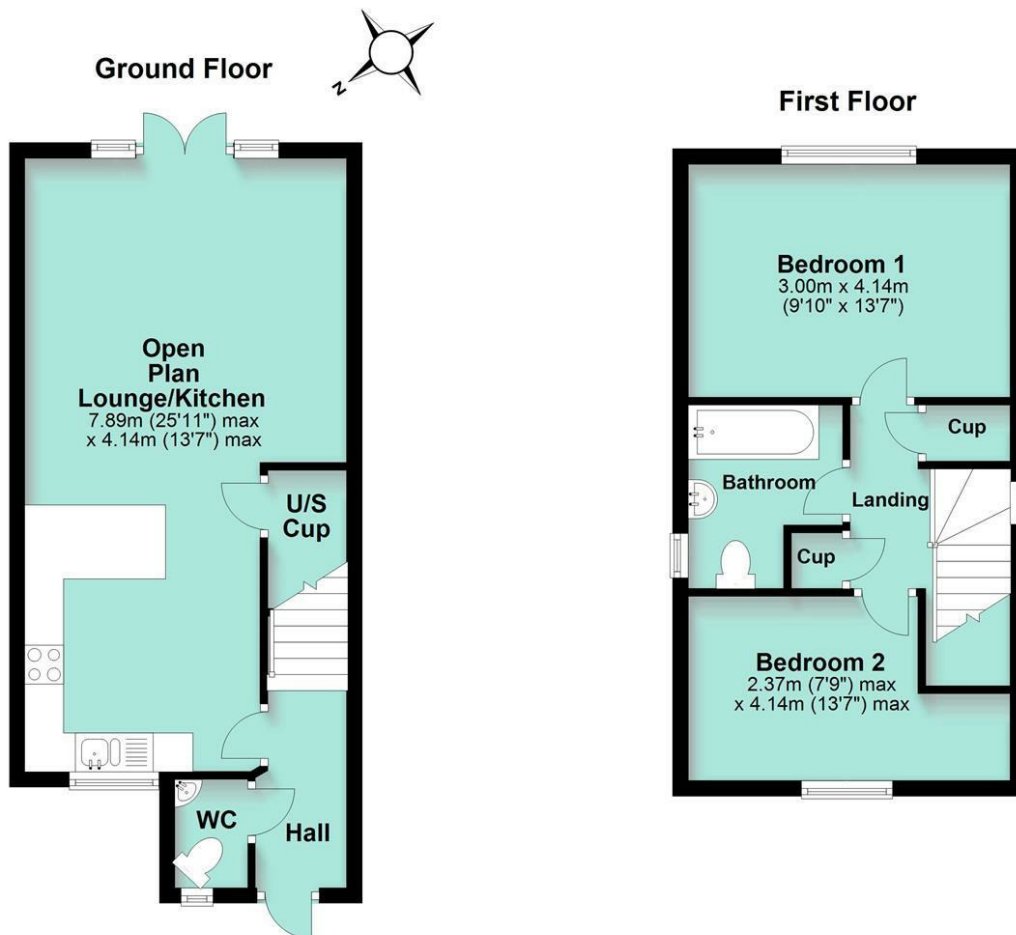
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.





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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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