



HARWOODS

Chartered Surveyors & Estate Agents



142 Henshaw Road, Wellingborough
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£230,000 Freehold

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A good sized 3 bedroom semi-detached house with driveway, garage and a good length garden at the rear.

The property has gas radiator central heating, majority double-glazing and offers well proportioned accommodation to include a lounge, dining room, garden room and side conservatory. The property has been sensibly priced and would make an ideal home for a family. The house is of steel frame construction with brick/timber clad walls under a concrete tiled roof.

The house is available with no onward chain and viewing is recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Enclosed Porch

UPVC double-glazed porch with double-glazed entrance door.

Entrance Hall

UPVC double-glazed door from the porch. Radiator, storage cupboard, central heating controller, staircase to 1st floor, doors off to living room and kitchen.

Living Room

Electric focal point fire-surround, radiator, ceiling coving, two UPVC double-glazed windows to the front, archway leading to dining room.

Dining Room

Radiator and double-glazed patio door to garden room.

Garden Room

Double radiator, UPVC double-glazed window to the rear and double-glazed patio door to the side.

Kitchen

Single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work surface areas. Plumbing for washing machine, under-stairs cupboard, UPVC double-glazed window to the rear and double-glazed door to the side conservatory.

Conservatory

Side lobby style conservatory with single-glazed window to the front, three double-glazed side windows and double-glazed patio door to the rear garden.

First Floor Landing

Loft access with loft ladder, boiler/airing cupboard with Baxi Platinum gas central heating boiler, UPVC double-glazed window to the side and doors off to:

Bedroom 1

Radiator and UPVC double-glazed window to the rear.

Bedroom 2

Radiator, fitted wardrobes and UPVC double-glazed window to the front.

Bedroom 3

Radiator, bulkhead shelf and UPVC double-glazed window to the front.

Shower Room

Vanity washbasin and shower with Triton Marbella shower fitting. Radiator, tiled floor and UPVC double-glazed window to the rear.

Toilet

WC with concealed cistern. Part tiled walls. UPVC double-glazed window to the side.

Outside

The property occupies a corner plot with garden to the front, side and rear. Driveway providing car parking space (access from Kilby Close) leads to the single garage.

Single Garage

8'6" x 16'10" (2.59m x 5.13m)

Metal garage door and rear window.

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.

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.

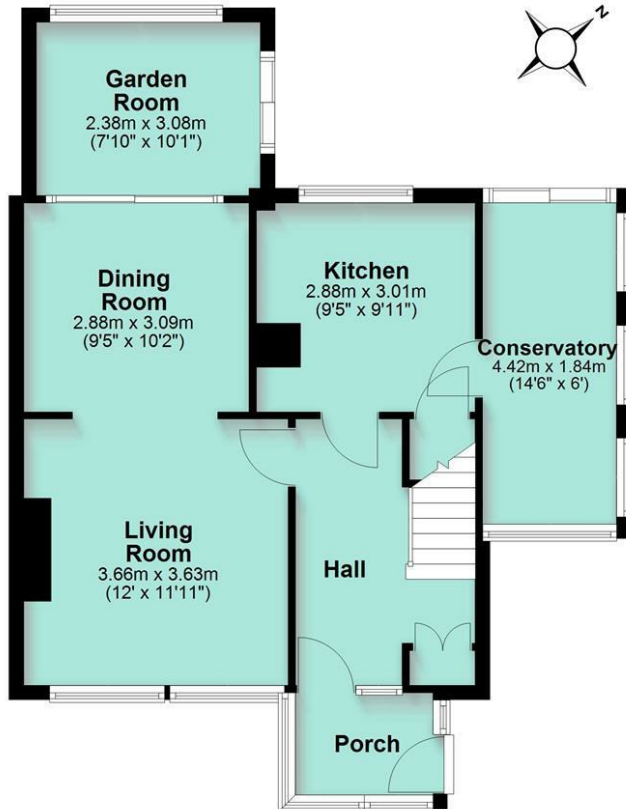




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Ground Floor



First Floor



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Plan produced using PlanUp.

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