HARWOODS
Chartered Surveyors & Estate Agents

3 Castle Road, Wellingborough
NN8 1LL

£282,500 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

The Property Ombudsman
RICS

3 Castle Road, Wellingborough, NN8 1LL

A traditional three bedroom town house offering good sized accommodation and conveniently situated close to the theatre and within walking distance of the town centre and Wellingborough railway station (London St Pancras International in around 55 minutes).

The house has lovely high ceilings and retains some period features such as original ceiling cornices, some original bedroom fireplaces, some original panelled doors and tiled hall floor. The property has UPVC double-glazed windows and gas radiator central heating.

A through hallway gives access off to the Kitchen/Breakfast Room and Dining Room (which has been opened through to the adjoining Sitting Room). Steps lead down from the hall to a useful basement room with good head-height and natural light via a light-well. Upstairs there are three bedrooms (two doubles and one single) and a spacious bathroom with both bath and shower.

The property has a pretty rear garden that is enclosed by lovely original old brick walls. The garden aspect is south-south-east.

This is a very desirable property and viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Recess Porch

Replacement composite front door with double-glazed inset. The door gives access to the hallway.

Entrance Hall

Original ceiling coving, original quarry tile floor, radiator, staircase rising to first floor landing, panelled door concealing steps down to basement room, further panelled door to dining room and doorway to kitchen.

Dining Room

11'9" x 10'9" (3.58m x 3.28m)

Radiator, picture rail and UPVC double-glazed window to the rear. The dining room is opened through to the adjoining sitting room.

Sitting Room

14'5" into bay x 12'8" to chimney breast (4.39m into bay x 3.86m to chimney breast)

Gas cast iron stove, stripped wood floor, picture rail, original ceiling cornice, double radiator and UPVC double-glazed box bay window to the front with fitted white window shutters.

Kitchen

16'4" x 9'10" (4.98m x 3.00m)

Range of cream colour units to include base cupboards, base drawers and wall cupboards. 1.5 bowl single drainer sink and ample work-surface space and peninsular work top/breakfast bar with induction hob and filter canopy over. Electric hob and integrated dishwasher. Space and plumbing for washing machine. Tiled floor, double radiator, UPVC double-glazed window overlooking the rear garden, UPVC double-glazed side window and replacement rear door with double-glazed inset panel.

Basement Room

10'5" into bay x 13'7" max (3.18m into bay x 4.14m max)

Steps lead down from the front floor hallway to the basement area which has an approximate 6ft 6 inch head height (1.98m approximate). The basement has a main room which we have provided measurements for with a smaller shelved storage area in addition. The basement has power and light, lined walls, radiator, floor tiling and natural light via two UPVC double-glazed front windows from the light well.

First Floor Landing/study space

Stripped wood floor, loft access and stripped pine doors off to all first floor rooms. There is also a fitted desk and storage to allow the space to be used as a study space.

Bedroom 1

14'8" max into bay x 12'0" max (4.47m max into bay x 3.66m max)

Original fireplace, stripped wood floor, radiator, fitted wardrobes and UPVC double-glazed box bay window to the front.

Bedroom 2

12'4" x 11'11" (3.76m x 3.63m)

Original fireplace, stripped wood floor, radiator and UPVC double-glazed window to the rear.

Bedroom 3

8'8" x 6'4" (2.64m x 1.93m)

Radiator and UPVC double-glazed window to the front.

Bathroom

10'10" x 9'10" (3.30m x 3.00m)

A spacious bathroom with a bath, large shower, toilet and vanity washbasin with storage. Two alcove cupboards one of which contains the Vaillant gas central heating boiler. Part tiled walls, extractor fan, chrome towel radiator and UPVC double-glazed window to the rear.

Front Garden

Front garden with brick boundary wall and wrought metal gate and path to the front door. The front garden is block paved for ease of maintenance. Shared side passageway access to the rear garden.

Rear Garden

24'0" long x 18'0" wide approximate (7.32m long x 5.49m wide approximate)

The property has a pretty walled rear garden with a paved patio, lawn and borders planted with flowers and shrubs. Brick built barbeque. Outside tap. The garden has a south-south-easterly aspect.

Council Tax Band

North Northamptonshire Council. Council Tax Band C.

Referral Fees

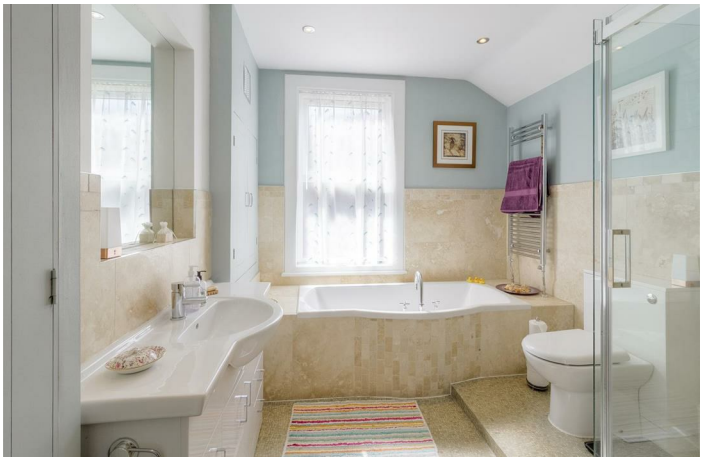
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any 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.

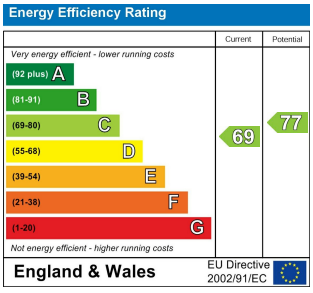
IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute 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.

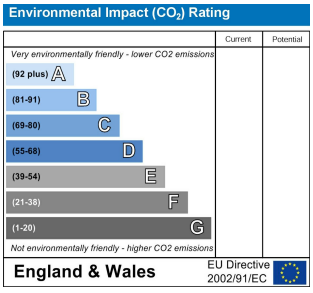
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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



HARWOODS
Chartered Surveyors & Estate Agents

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





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

The Property Ombudsman
RICS