



HARWOODS

Chartered Surveyors & Estate Agents



36 Warwick Road, Wellingborough
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£145,000 Freehold

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CASH BUYERS ONLY - For sale with no upward chain; a 1960's built 2 bedroom semi detached bungalow in need of full refurbishment and structural improvement.

Positioned at the end of a cul de sac, the bungalow offers 2 well proportioned bedrooms, lounge/dining room, fitted kitchen, and bathroom suite. Outside there is a driveway running down the side of the property, along with gardens to both the front and rear of the property.

The bungalow is located to the west of the town and well placed for shops, the town centre and A45 road network (in turn linking to the M1, A14 & A6). Wellingborough train station is just over a 1.5 miles from the house and provides a service to London St Pancras in 50 minutes. Harwoods hold keys for accompanied viewings.

Agents Note - Structural Movement.

A Visual Structural Survey has been conducted by a Structural Surveyor and concluded that movement has likely occurred due to trees running down the side of the property. The trees have since been removed. As a result, the bungalow is deemed suitable for cash purchasers only.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Approaching the bungalow from the side, double glazed door into the hallway, doors to both bedrooms, along with the bathroom and living room.

Lounge Dining Room

14'4"x 10'0" (4.37mx 3.05m)

Rectangular shaped room looking onto the rear garden. The room features a fire place with electric fire, radiator, and patio doors opening to the garden.

Kitchen

10'2"x 7'8" (3.10mx 2.34m)

Fitted 'galley' style kitchen with base and wall mounted cupboards, work tops, pull out drawers, sink and drainer, tile splash backs, free standing cooker, double glazed window to the rear, side door to the garden.

Bedroom 1

11'10" x 8'10" (3.61m x 2.69m)

Double room featuring built in wardrobes, and double glazed window to the front.

Bedroom 2

8'10" x 8'10" (2.69m x 2.69m)

Good size second bedroom featuring double glazed window to the front and electric radiators.

Shower Room

Shower tray, WC, wash hand basin, double glazed window to the side. Airing cupboard housing the water cylinder.

Front Garden

Lawn front garden. Hardstanding driveway running down the side of the property.

Rear Garden

Enjoying a sunny southerly facing, the garden is in need of cultivating but offers plenty of potential.

Council Tax Banding

North Northamptonshire Council. Band B rating.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email 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.

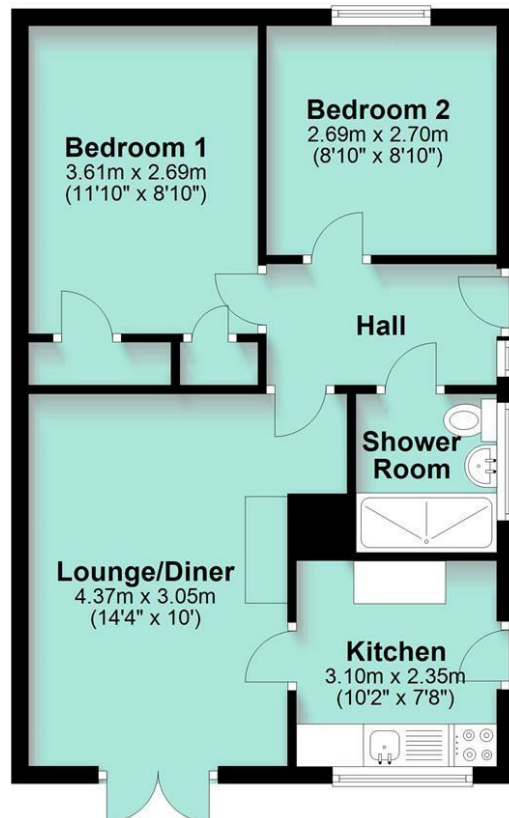




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Ground Floor



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Plan produced using PlanUp.

