



HARWOODS

Chartered Surveyors & Estate Agents



54 Gordon Road, Wellingborough
Northamptonshire NN8 1EP

£210,000 Freehold

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54 Gordon Road, Wellingborough, Northamptonshire NN8 1EP

An extremely well presented bay fronted traditional town house offering 3 bedrooms and a south westerly aspect courtyard rear garden. The house is in a great position for the town centre, local Waendal leisure centre and a fifteen minute walk to the railway station (London St Pancras in around 55 minutes).

The property has been professionally updated in recent years by a local builder to create a comfortable interior that blends traditional period features with modern tastes. The refitted kitchen and bathroom are both real features of the property and other modern comforts include gas radiator central heating and UPVC double-glazing.

This is a house that is expected to sell quickly and would be ideal for any buyer wanting a well presented home in a really convenient location. Viewing highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Recess Porch

Composite front door opening to:

Entrance Hall

Radiator, wood effect flooring, staircase rising to 1st floor landing and panelled door to:

Lounge/Diner

24'6" plus bay x 11'8" max (7.47m plus bay x 3.56m max)

Wood effect flooring, two radiators, UPVC double-glazed bay window to the front, UPVC double-glazed window to the rear and panelled door to kitchen.

Kitchen

13'3" x 8'5" (4.04m x 2.57m)

Refitted to comprise 1.5 bowl single drainer sink, base cupboards, base drawers, wall cupboards and work-surface areas. Ceramic hob, stainless steel filter hood and Neff built in oven. Ceramic tiled floor, space and plumbing for washing machine, Ideal Exclusive 2 gas central heating boiler, two UPVC double-glazed windows to the side, door concealing steps down to cellar, UPVC double-glazed door to the garden. Access to utility area.

Utility Area

Ceramic tiled floor, radiator, plumbing and space suitable for slimline dishwasher, UPVC double-glazed window to the side.

Basement

14'10" x 6'8" and 11'8" x 4'11" (4.52m x 2.03m and 3.56m x 1.50m)

Two room cellar with reasonable head-height. Main cellar room has natural day-light via a front light well. Modern electricity consumer unit. Gas and electricity meters.

First Floor Landing

Loft access, original style cupboard and panelled doors off to all first floor rooms.

Bedroom 1

16'6" x 12'0" (5.03m x 3.66m)

Original fireplace, radiator, alcove cupboard and two UPVC double-glazed windows to the front.

Bedroom 2

12'2" x 10'9" (3.71m x 3.28m)

Original fireplace, radiator, alcove cupboard and UPVC double-glazed window to the front.

Bedroom 3

8'6" x 6'3" (2.59m x 1.91m)

Radiator and UPVC double-glazed window to the rear.

Bathroom

WC with concealed cistern, vanity washbasin and panelled bath with shower over. Radiator, ceramic tiled floor, extractor fan and UPVC double-glazed window to the side.

Outside

Small front garden. South westerly facing courtyard style rear garden.

Council Tax Band

North Northamptonshire Council. Council Tax Band A.

Referral Fees

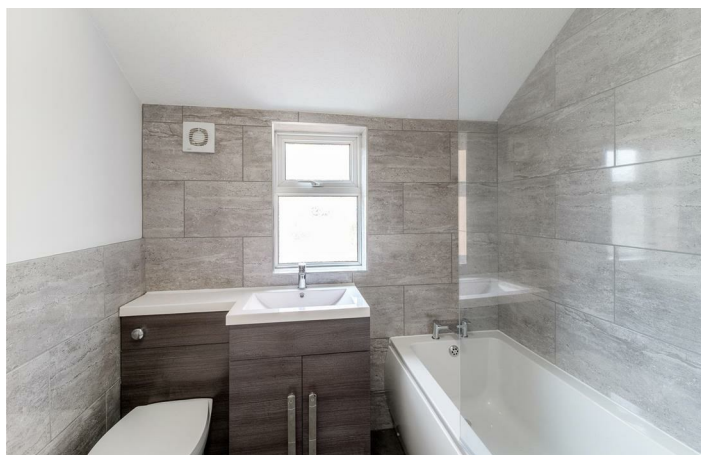
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Important Note

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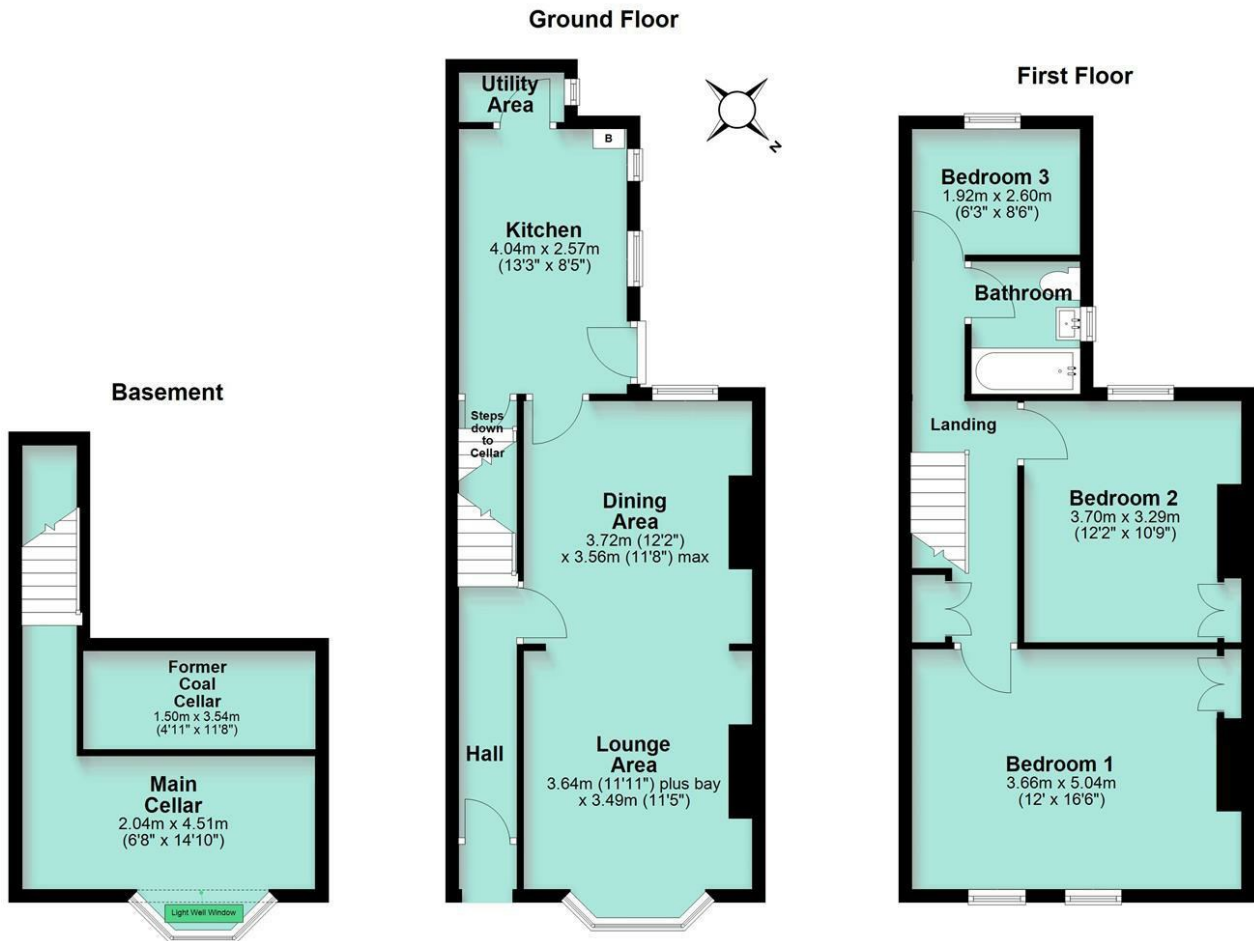
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any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





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Plan produced using PlanUp.

