



HARWOODS

Chartered Surveyors & Estate Agents



26 Abbey Road, Northants
NN8 2JP

£220,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

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E : res@harwoodsproperty.co.uk

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26 Abbey Road, Northants, NN8 2JP

For sale with no upward chain; a mature three-bedroom semi-detached house, situated less than half a mile from Wellingborough town centre and conveniently placed for local shops, schools and Croyland Park. Wellingborough Railway Station is just over a mile away and provides services to London St Pancras in under 50 minutes.

Extended to the rear, the property offers a versatile and family-friendly layout comprising a through entrance hall, bay-fronted living room, separate sitting room opening into the dining area, refitted kitchen, downstairs WC and shower room, three well-proportioned bedrooms and a first-floor bathroom.

Outside, a block-paved driveway provides off-road parking to the front, whilst to the rear is a generous, established garden enjoying a westerly aspect.

Whilst the property would benefit from some updating, it offers excellent potential and already benefits from gas radiator heating and UPVC double glazing. Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hallway

Entered via a double-glazed front door. Spacious through hallway with doors leading to both reception rooms and the kitchen.

Living Room

10'7" x 11'11" (3.23m x 3.63m)

Bay fronted reception room that features fitted carpet, double glazed window, radiator and fire place with stone mantle piece and hearth.

Sitting Room

11'10" x 10'10" (3.61m x 3.30m)

Versatile reception room that flows nicely on to the rear dining room extension. The room offers laminate flooring and radiator.

Dining Area

10'9" x 7'3" (3.28m x 2.21m)

Enjoying a pleasant outlook over the rear garden, the extension changes the dynamic of the ground-floor accommodation, creating a bright and versatile dining space. Featuring laminate flooring and a radiator, patio doors open onto the garden and allow plenty of natural light into the room.

Kitchen

8'7" x 7'2" (2.62m x 2.18m)

Galley-style kitchen fitted with a range of base and wall-mounted cupboards, pull-out drawers, worktops, stainless-steel sink and drainer, electric hob, oven, tiled splashbacks and plumbing for washing machine. Double-glazed window to the side and door to the WC/shower room.

WC and shower Room

WC, double glazed window, shower cubicle, radiator, door to the side leading to the rear garden.

Landing

Carpeted landing with double glazed window to the side, doors to all rooms and loft hatch.

Bedroom 1

10'10" x 12'0" (3.30m x 3.66m)

Lovely sized main bedroom that features fitted carpet, radiator, fitted wardrobe, period fire place and double glazed window.

Bedroom 2

11'11" x 9'9" (3.63m x 2.97m)

Fitted carpet, radiator, double glazed window to the rear.

Bedroom 3

8'10" x 8'4" (2.69m x 2.54m)

Well-proportioned bedroom that features fitted carpet, double glazing and radiator.

Bathroom

Panelled bath with mixer shower, splash backs, WC and wash hand basin. Overstairs storage cupboard.

Front Garden & Driveway

Block paved driveway providing off road parking and side gate leading to the rear garden.

Rear Garden

Enjoying a sunny, westerly aspect, the garden is a generous length and laid mainly to lawn. The garden is established, offers a good degree of privacy and provides plenty of potential. Gravelled area adjoining the property.

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

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.

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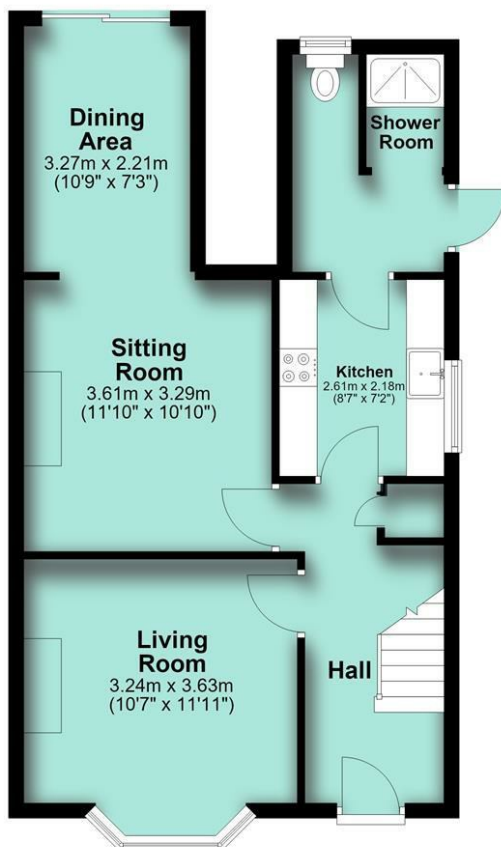




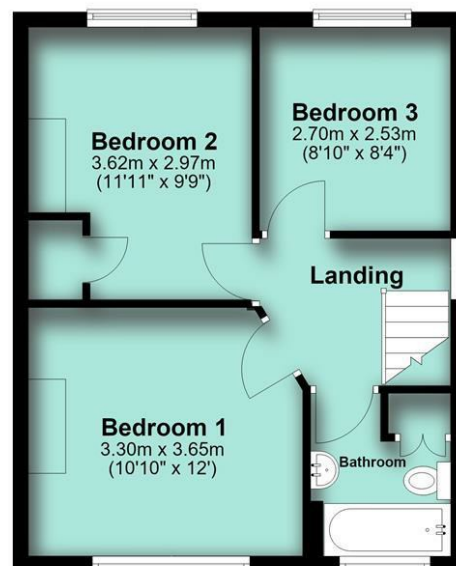
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Ground Floor



First Floor



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Plan produced using PlanUp.

