



HARWOODS

Chartered Surveyors & Estate Agents



4 Pendered Road, Wellingborough
NN8 2LT

£200,000 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



4 Pendered Road, Wellingborough, NN8 2LT

A two bedroom semi-detached bungalow available with no onward chain. The property is situated in an established residential area on the southern edge of Wellingborough and is convenient for the A45. The property has a ramped access and also a wet room style shower and so would suit any buyer with reduced mobility.

The accommodation includes a hallway, living room, kitchen, small conservatory, two bedrooms and modern wet-room style shower room. The loft space offers lots of space to potentially create additional accommodation should any buyer wish to explore a loft conversion project, subject to gaining any necessary consents. The property has UPVC double-glazing and gas radiator central heating (Worcester boiler in the loft space). Outside there are front and rear gardens. The rear garden enjoys a westerly aspect.

Harwoods hold keys for accompanied viewings. Sensible offers considered.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double-glazed front door, radiator, dado rail and loft hatch with pull down ladder to loft space. Please note that the loft space contains the Worcester gas central heating boiler and offers lots of space to potentially create additional accommodation should any buyer wish to explore a loft conversion project.

Living Room

14'5" into bay x 11'11" (4.39m into bay x 3.63m)

Electric fire and surround. Double radiator and UPVC double-glazed bay window to the front.

Kitchen

9'5" x 8'5" (2.87m x 2.57m)

1.5 bowl single drainer stainless steel sink, work-surface areas, base cupboards and wall cupboards. Plumbing for washing machine, plumbing for dishwasher, electric hob, filter hood, electric oven, UPVC double-glazed side window and part-glazed door to the conservatory.

Conservatory

7'10" x 6'4" (2.39m x 1.93m)

UPVC double-glazed windows and door opening to the garden.

Bedroom 1

12'3" x 11'6" (3.73m x 3.51m)

Double radiator and UPVC double-glazed window to the front.

Bedroom 2

10'7" x 8'5" (3.23m x 2.57m)

Radiator and UPVC double-glazed French doors to the rear garden.

Wet Room Shower/WC

7'2" x 6'0" (2.18m x 1.83m)

Level access shower area with Mira Advance shower fitting. Close-coupled WC and pedestal washbasin. Double radiator, extractor fan, Dimplex fan heater and UPVC double-glazed window to the rear.

Council Tax Band

North Northamptonshire Council. Council Tax Band B. The property has an improvement indicator which means that the bungalow will be reassessment for council tax purposes upon sale. This may result in a change of banding.

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.

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			
		59	80
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		