



HARWOODS

Chartered Surveyors & Estate Agents



43 Roche Way, Wellingborough
NN8 5YD

£235,000 Freehold

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43 Roche Way, Wellingborough, NN8 5YD

Available with no onward chain; a vacant 1960s built two bedroom semi-detached bungalow located in a sought after location.

The accommodation comprises of an entrance hall, living room, kitchen, inner hallway, two bedrooms and a shower room. Other features include gas radiator central heating with modern combination boiler, UPVC double-glazing, side driveway, single garage and a south-east facing rear garden.

The bungalow is positioned to the north of the town, and is under half a mile from Shops, Redwell Medical Centre, bus stop and Kilborn Park. Wellingborough Train Station (providing a service to London St Pancras in under 50 minutes) is under 2 miles from the property.

Harwoods hold keys for accompanied viewings.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double-glazed front door, double radiator, walk-in cupboard, doors off to kitchen and living room.

Living Room

18'3" x 10'1" (5.56m x 3.07m)

Fire surround with gas grate, radiator, UPVC double-glazed window to the front and door to inner hallway.

Kitchen

9'8" x 7'6" (2.95m x 2.29m)

Sink, work-surface areas, base cupboards, base drawers and wall cupboards. Gas hob, filter hood and electric oven. Baxi gas central heating boiler, radiator, UPVC double-glazed window to the side and UPVC double-glazed door to the side.

Inner Hallway

Loft access and doors off to:

Bedroom 1

14'9" x 8'10" (4.50m x 2.69m)

Radiator, built-in wardrobes and UPVC double-glazed window to the rear.

Bedroom 2

11'5" x 10'4" (3.48m x 3.15m)

Radiator and UPVC double-glazed window to the rear.

Shower Room

White suite comprising toilet, washbasin and shower with Bristan Smile shower unit. Radiator and UPVC double-glazed window to the side.

Front Garden

Front garden with lawn. Long side driveway leading to the single garage.

Single Garage

15'10" x 8'4" (4.83m x 2.54m)

Brick built garage with garage door to front and side personnel door

Rear Garden

South-east facing rear garden with lawn and patio.

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

Referral Fees

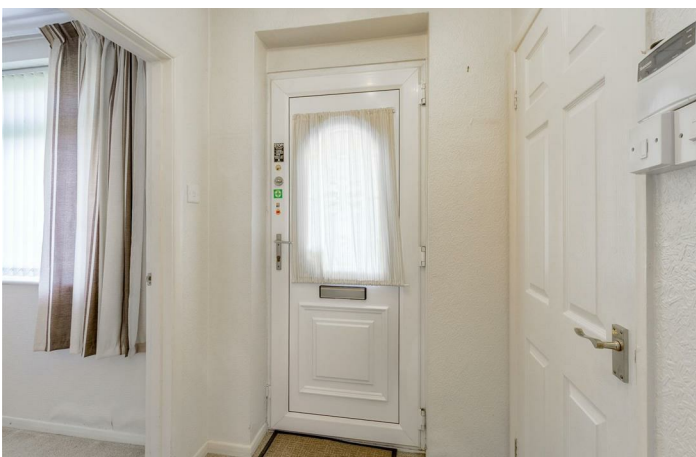
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Important Note

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.

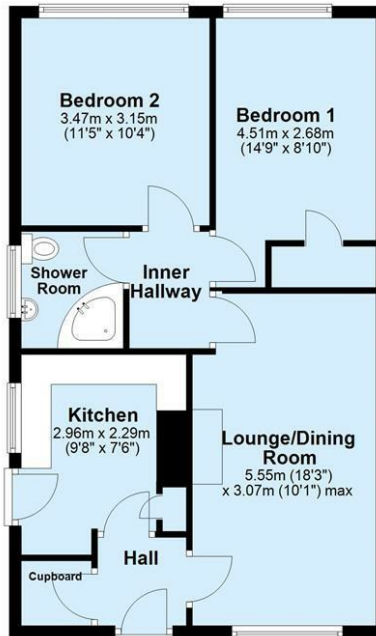
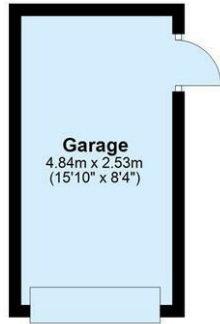
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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are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





Ground Floor



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			
England & Wales		67	74
	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		