



# HARWOODS

Chartered Surveyors & Estate Agents



22 Second Avenue, Wellingborough  
Northamptonshire NN8 3PY

£235,000 Freehold

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## 22 Second Avenue, Wellingborough, Northamptonshire NN8 3PY

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A much improved mature two bedroom bay fronted end town house situated in a sought after residential area just off Northampton Road, Wellingborough.

The property is very smartly presented and has been cleverly opened up downstairs to offer a sitting room that leads through to an open plan kitchen/diner/conservatory space. The kitchen area has been recently refitted with new units and has a sleek modern feel. Upstairs there are two bedrooms, both with fitted wardrobes/storage, and a refitted bathroom. The house has UPVC double-glazing and gas radiator central heating.

Outside there is a block paved frontage with space for up to two cars and to the rear there is a lovely established garden with the added advantage of a good sized workshop/store. The garden is a real feature of the property.

This is a real must-see property and we highly recommend viewing.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Replacement composite front door with double-glazed inset panel. Feature radiator, stairs to 1st floor and door to living room.

#### Living Room

13'0" plus bay x 11'9" max (3.96m plus bay x 3.58m max)

Feature pine mantle surround (please note that the log burner is decorative only and is excluded from the sale), ceiling coving, radiator, UPVC double-glazed bay window to the front, archway to kitchen/diner/conservatory.

#### Kitchen/Diner/Conservatory

18'0" max x 14'6" (5.49m max x 4.42m)

Dining area with radiator and open through to the kitchen space. Kitchen space recently refitted to provide base cupboards, base drawers, large walk-through storage cupboard that also gives access to the under-stairs space, wall cupboards, work-surface areas and 1.5 bowl ceramic sink. Range of appliances including electric double oven, ceramic hob, filter hood and integrated dishwasher. Under-unit lighting, tiled floor, UPVC double-glazed windows to the side and rear, UPVC double-glazed doors to the rear garden.

#### First Floor Landing

Loft access with pull down ladder (loft is not boarded). Doors off to both bedrooms and bathroom.

#### Bedroom 1

12'0" inc wardrobes x 11'3" plus bay (3.66m inc wardrobes x 3.43m plus bay)

Radiator, built-in cupboard, fitted wardrobes/storage to one wall with sliding mirror doors, UPVC double-glazed window to the front.

#### Bedroom 2

9'5" x 7'11" inc wardrobes (2.87m x 2.41m inc wardrobes)

Radiator, fitted storage/wardrobes to one wall with sliding mirror doors (Ideal combi boiler is concealed within this space), UPVC double-glazed tilt and turn window to the rear.

#### Bathroom

Smartly fitted with a white suite comprising close-coupled WC,

pedestal washbasin and panelled bath with shower mixer over. Radiator, part tiled walls and UPVC double-glazed tilt and turn window to the rear.

#### Outside - Front

Block paved frontage providing off road parking. Side gate giving access on foot to the rear garden

#### Rear Garden

The garden is a real feature of the property and has been laid out with an Indian sandstone paved patio, lawn, well stocked plant borders, wooden deck area with sunshade pergola and a large useful storage shed/workshop measuring approximately 15 feet x 7 feet (4.5m x 2m). This garden is an ideal space for socialising with friends and family or relaxing on the longer summer evenings.

#### Council Tax Band

North Northamptonshire Council. Council Tax Band B.

#### 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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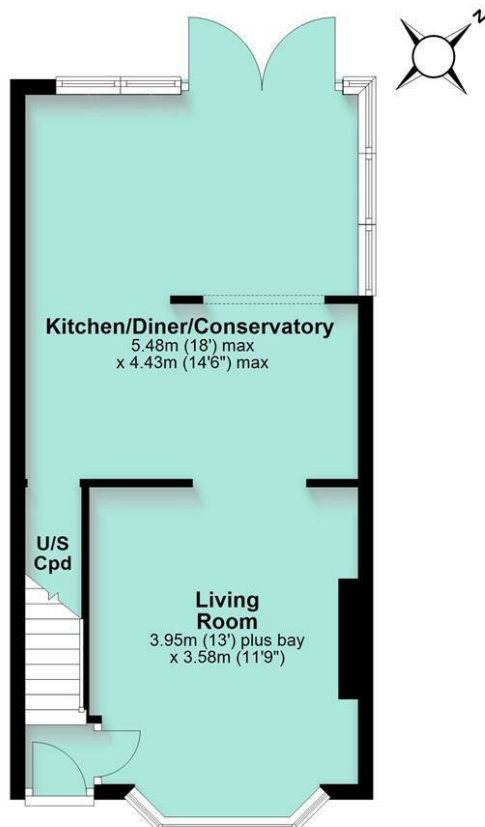




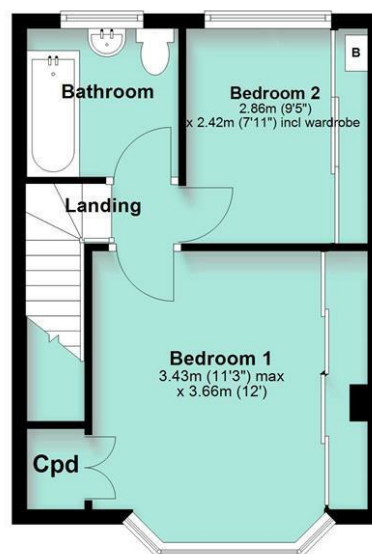
# HARWOODS

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## Ground Floor



## First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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