HARWOODS
Chartered Surveyors & Estate Agents

25 Blenheim Road, Wellingborough
NN8 5YJ

£265,000 Freehold

21 Silver St, Wellingborough
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Residential Sales
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A three bedroom link-detached family house situated in a popular residential location and within walking distance of Kilborn Park and a local primary school.

The accommodation includes a porch, entrance hall, living room, kitchen/diner with French doors to the garden, separate utility room, three bedrooms (two doubles and a single) and a modern shower room. Features include UPVC double-glazing, gas warm air central heating, parking, single garage and an easily managed south facing garden. The house also has micro-generating solar panels (air space lease basis).

This is a desirable property in a good part of Wellingborough and an early viewing is recommended.

The Accommodation comprises:
(Please note that all sizes are approximate only).

Entrance Porch
Composite double-glazed front door and UPVC double-glazed panels to front and side.

Entrance Hall
Central heating thermostat, stairs to first floor, under-stairs cupboard and fully glazed doors off to kitchen/diner and living room.

Living Room
13'8" max x 11'0" max (4.17m max x 3.35m max)
Gas stove effect fire with surround. Ceiling coving. UPVC double-glazed window to the rear.

Kitchen/Diner
17'2" x 8'8" (5.23m x 2.64m)
1.5 bowl stainless steel sink, base cupboards and eye level peninsular units. Work-surface areas. Cannon six burner stove with filter hood over. Johnson & Starley gas warm air central heating system. Ceiling coving. UPVC double-glazed window to the rear and UPVC double-glazed French doors opening to the garden. Door to utility room.

Utility Room
8'0" x 7'4" (2.44m x 2.24m)
Work-surface, base and wall cupboards. Tiled floor. UPVC double-glazed window to the rear and UPVC double-glazed door to the garden.

First Floor Landing
Loft access (loft ladder and light but not boarded). Built in cupboard, UPVC double-glazed window to the side and doors off to:

Bedroom 1
11'2" max inc wards x 10'5" max (3.40m max inc wards x 3.18m max)
Fitted wardrobes and dressing table with storage drawers. UPVC double-glazed window to the rear.

Bedroom 2
11'5" x 8'2" min (3.48m x 2.49m min)
Fitted wardrobes and dressing table with storage drawers. UPVC double-glazed window to the front.

Bedroom 3
8'10" max x 8'7" max (2.69m max x 2.62m max)
Built-in cupboard. UPVC double-glazed window to the front.

Shower Room
Modern white suite comprising close-coupled WC, vanity washbasin and corner shower. Fully tiled walls, chrome towel radiator, extractor fan, shaver point and UPVC double-glazed window to the rear.

Front Garden
Block paved frontage providing off road parking and giving direct access to the garage.

Garage
16'4" x 7'10" (4.98m x 2.39m)
Up and over garage door, lighting, power sockets, window and door into the utility room.

Rear Garden
South facing rear garden which extends to about forty feet in length and is mostly paved for ease of maintenance. Ornamental and fruit trees. Timber garden shed and greenhouse. Outside tap.

Council Tax Band
North Northamptonshire Council. Council Tax Band C.

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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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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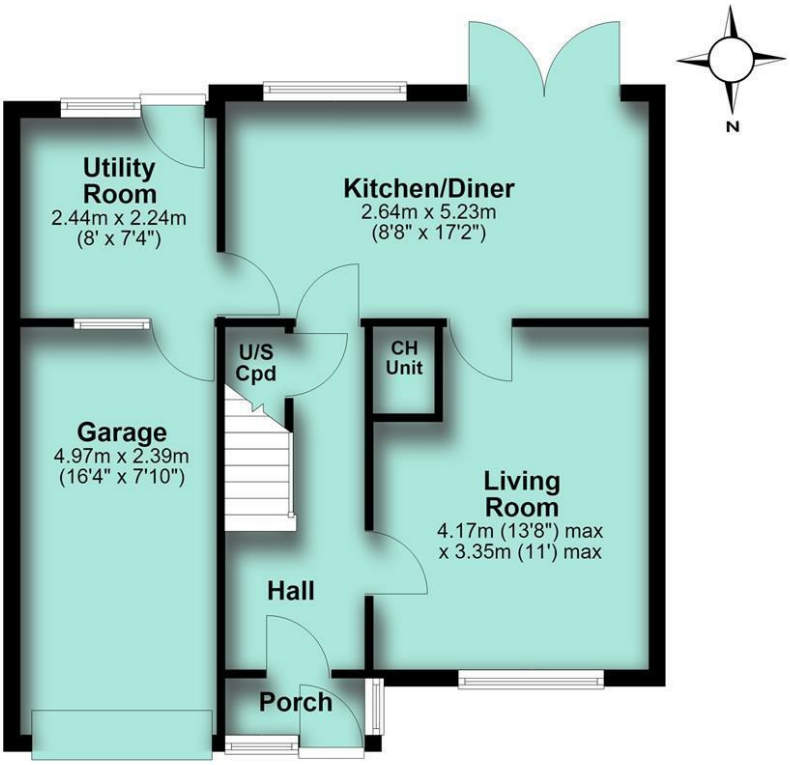
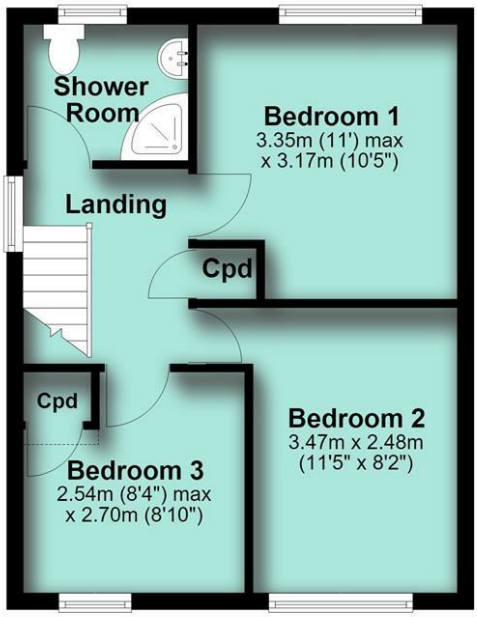
Ground Floor



First Floor



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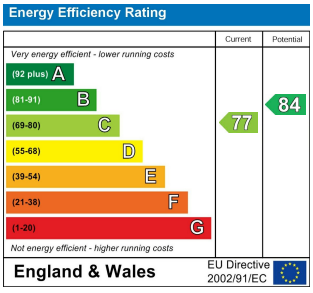
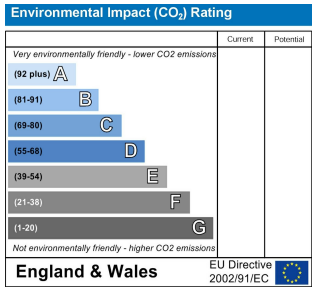
Plan produced using PlanUp.





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