HARWOODS
Chartered Surveyors & Estate Agents

10 Longlands Close, Wellingborough
Northamptonshire NN8 3FU

£220,000 Freehold

21 Silver St, Wellingborough
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Residential Sales
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A modern 2 bedroom semi-detached house situated within a cul de sac position and available with no onward chain.

The property offers an entrance hall with cloakroom/wc off, lounge/diner with French doors to the garden, kitchen, landing, two generous double bedrooms and a bathroom with shower over the bath.

The property has gas radiator central heating, UPVC double-glazing' parking for two cars (side by side) and a southerly aspect rear garden with lawn, patio and timber shed.

The property would be ideal for first time buyers, downsizers or buy to let investors and viewing is highly recommended.

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

Entrance Hall
Composite front door with inset double-glazed panel. Radiator, electricity consumer unit, staircase rising to 1st floor landing, under-stairs cupboard and panelled doors off to:

Cloakroom/WC
White suite comprising close-coupled WC and pedestal washbasin. Radiator. Extractor fan.

Lounge/Diner
15'5" x 10'8" (4.70m x 3.25m)
Double radiator, TV point, telephone point, ethernet point, UPVC double-glazed window to the rear and UPVC double-glazed French
doors to the rear

Kitchen
11'5" x 7'11" (3.48m x 2.41m)
Single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Plumbing for washing machine, space for cooker with gas and electric cooker points, part tiled walls, wall mounted extractor fan, double radiator, Ideal Logic gas boiler and UPVC double-glazed window to the front.

First Floor Landing
Loft access, UPVC double-glazed window to the side and doors off to:

Bedroom 1
15'5" x 10'6" (4.70m x 3.20m)
Radiator, TV point, ethernet point and two UPVC double glazed windows to the rear.

Bedroom 2
15'5" max 11'11" min x 10'2" max (4.70m max 3.63m min x 3.10m max)
Radiator, TV point, ethernet point, built-in cupboard and two UPVC double-glazed windows to the front.

Bathroom
White suite comprising close-coupled WC, pedestal washbasin and panelled bath with Mira Jump shower over. Radiator, part tiled walls and extractor fan.

Outside
Allocated car parking for two cars. Rear garden with patio, lawn and garden shed. External double power socket. Side pedestrian gate gives access into the rear garden.

Estate Management Charges
The property is subject to an estate management charge that is £76.08 per annum at the time of preparing these particulars (May 2025).

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.

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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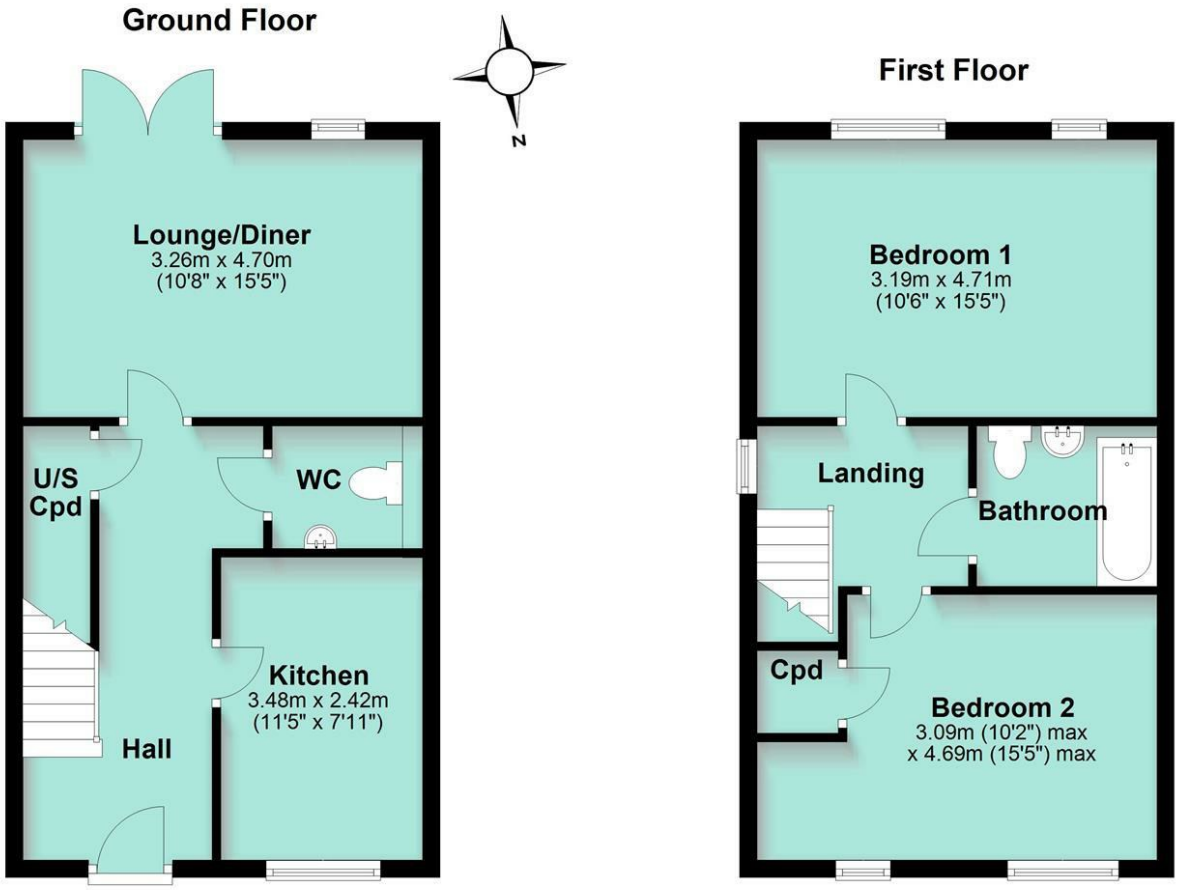
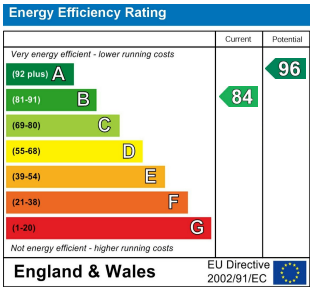
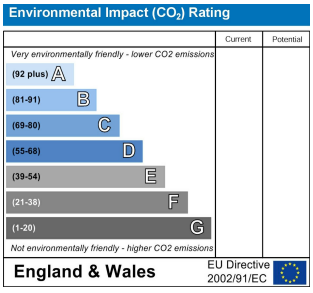


This plan is for illustrative purposes only and intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or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





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