HARWOODS
Chartered Surveyors & Estate Agents

31 Melton Road, Wellingborough
Northamptonshire NN8 1PU

£195,000 Freehold

21 Silver St, Wellingborough
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A bay fronted 3 bedroom mid-terrace house situated within approximately 10 minutes walk of Wellingborough railway station (London St Pancras in around 55 minutes from Wellingborough).

The accommodation includes hallway, dining room, lounge, good sized breakfast room, kitchen, first floor landing, 3 bedrooms (2 doubles and a single) and bathroom. The property has gas radiator central heating, majority UPVC double-glazing and a westerly facing rear garden.

The property would benefit from some updating but offers good space and is in a popular area of the town. Viewing is recommended.

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

Entrance Hall
Glazed front door, radiator, decorative archway, stairs rising to 1st floor and glazed door leading to dining room.

Dining Room
12'0" x 11'6" (3.66m x 3.51m)
Gas fire, radiator, UPVC double-glazed window to the rear, glazed double doors to living room and further glazed door to kitchen.

Living Room
11'10" plus bay x 11'5" (3.61m plus bay x 3.48m)
Gas fire, alcove cupboard, radiator and UPVC double-glazed bay window to the front.

Breakfast Room
13'7" x 8'9" (4.14m x 2.67m)
Under-stairs cupboard, radiator, Potterton KIngfisher gas central heating boiler, UPVC double-glazed window to the side and part glazed door to garden. Wide opening leading to kitchen.

Kitchen
8'11" x 6'10" (2.72m x 2.08m)
UPVC double-glazed windows to the side and rear. Plumbing for automatic washing machine. Work-surface and single drainer stainless steel sink.

First Floor Landing
Lagged hot water cylinder. Loft access hatch. Doors to all first floor rooms.

Bedroom 1
14'9" x 11'10" (4.50m x 3.61m)
Built -in cupboards, radiator and two UPVC double-glazed windows to the front.

Bedroom 2
12'0" x 9'3" (3.66m x 2.82m)
Radiator and UPVC double-glazed window to the rear.

Bedroom 3
8'9" x 7'0" (2.67m x 2.13m)
Radiator and UPVC double-glazed window to the rear.

Bathroom
Close-coupled WC, pedestal washbasin and panelled bath with Mira Sport shower over. Radiator, tiled walls and single-glazed side window.

Outside
Front garden with low boundary wall. Generous length walled rear garden with lawn and shrub borders.

Council Tax Band
North Northamptonshire Council. Council Tax Band A.

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.

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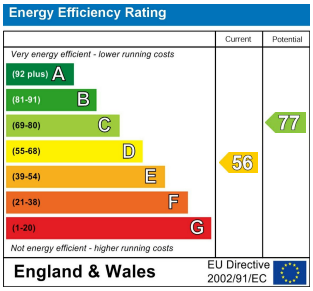
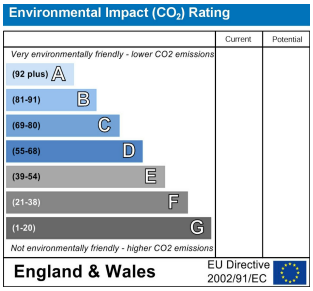
Plan produced using PlanUp.





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