



# HARWOODS

Chartered Surveyors & Estate Agents



## 18 The Crescent, Wellingborough Northamptonshire NN8 5NW

£225,000 Freehold

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A three storey town house with two allocated car parking spaces and a generous sized rectangular shaped rear garden. The property is available with no onward chain and whilst needing some cosmetic improvement does offer lots of potential. The house is located within the sought after Gleneagles area of Wellingborough which is popular with family buyers.

The accommodation includes an entrance hall, living room/kitchen, utility room and downstairs toilet on the ground floor. On the first floor there are two bedrooms and a family bathroom and on the second floor there is a master bedroom suite comprising bedroom, dressing area and en suite shower room. The property has UPVC double-glazing and gas radiator central heating.

Harwoods hold keys for accompanied viewings.

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### Agent's Note

We understand that The Crescent was originally set up with a managing company to maintain communal areas and so an estate management charge would be payable. We understand that there is currently not a functioning management company and so no service charges are currently being levied to our knowledge.

### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

Composite front door, radiator, staircase rising to 1st floor landing, door off to living room/kitchen.

#### Living Room/Kitchen

24'0" x 10'0" max (7.32m x 3.05m max)

Two radiators. UPVC double-glazed windows to the front and rear. Kitchen area with 1.5 bowl sink, base cupboards, wall cupboards and work surface areas. Range of appliances to include electric oven, ceramic hob, filter hood and integrated fridge/freezer. Space and plumbing for dishwasher. Door to utility room.

#### Utility Room

7'2" max x 5'10" max (2.18m max x 1.78m max)

Plumbing for washing machine. Worcester gas central heating boiler, radiator. UPVC double-glazed door to the rear garden.

#### Cloaks/WC

White suite comprising WC and washbasin. Radiator. Extractor fan.

#### First Floor Landing

Airing cupboard with rail and small radiator for heat. Staircase rising to second floor. Doors off to:

#### Bedroom 2

12'7" max x 8'8" max (3.84m max x 2.64m max)

Radiator and UPVC double-glazed window to the front.

#### Bedroom 3

15'6" max x 8'10" max (4.72m max x 2.69m max)

Radiator and UPVC double-glazed window to the rear.

#### Bathroom

White suite comprising WC, washbasin and bath with shower mixer tap. Radiator, extractor fan, part tiled walls and UPVC double-glazed window to the rear.

### Second Floor Landing

Door at head of the stairs opening to bedroom 1.

#### Bedroom 1

13'5" max x 12'6" max (4.09m max x 3.81m max)

Radiator and UPVC double-glazed dormer window to the front.

#### Dressing Area

10'8" max x 11'3" max (3.25m max x 3.43m max)

Radiator. Door to en suite.

#### En Suite Shower Room

White suite comprising WC, washbasin and corner shower. Radiator. Extractor fan.

### Outside - Front

Two allocated car parking spaces within the communal car parking area. We hold a copy of the Land Registry plan showing the location of the two parking spaces and this can be viewed on request.

### Rear Garden

Fenced rear garden with lawn, patio and timber shed. Rear pedestrian access gate.

### 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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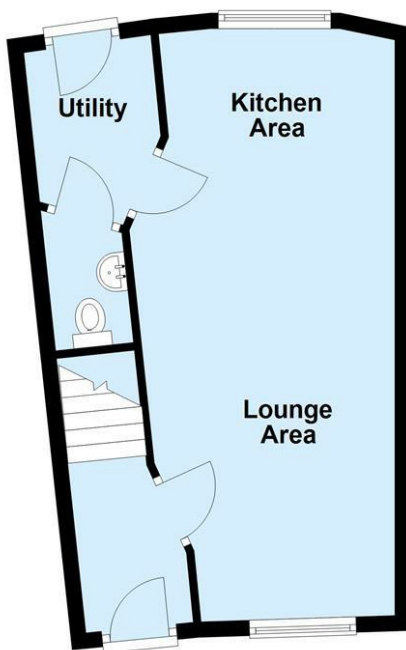




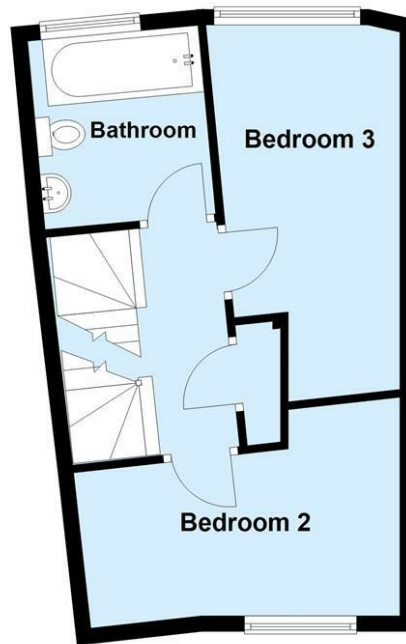
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Ground Floor



First Floor



Second Floor

