HARWOODS
Chartered Surveyors & Estate Agents







216 Brickhill Road, Wellingborough
NN8 3JH

£240,000 Freehold

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www.harwoodsproperty .co.uk

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216 Brickhill Road, Wellingborough, NN8 3JH

A smartly presented 3 bedroom End of Terrace house located to the west of Wellingborough Town Centre being conveniently placed for shops, schools, Bassetts Close Park and the A45 road network. The towns railway station is just under 2 miles from the house and provides a service to London St Pancras in around 50 minutes.

Built in the early 1970s, the house offers a well-proportioned, family-friendly layout with a good balance of living and bedroom space. The accommodation includes a through hallway, modern refitted kitchen and spacious living/dining room opening onto the rear garden. Upstairs are 3 good-sized bedrooms and an attractive refitted bathroom suite.

With its well-proportioned accommodation, off-road parking and convenient location, the house would make an ideal first-time buy or family home. Viewing is recommended.

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

Entrance Hall
Approaching the house from the front, UPVC double glazed door opens into the hall. Opening to the kitchen and stairwell and a door to the living/dining room, the hallway also feature LVT flooring.

Kitchen
Smartly refitted kitchen that features work tops, base and wall mounted cupboards, ceramic sink and drainer, pull out drawers, ceramic hob, chimney style cooker hood, plumbing for a washing machine, tiling, radiator, LVT flooring and double glazed window to the front.

Living/Dining Room
Bright and spacious reception room that looks onto the garden and features laminate flooring, radiator, LVT flooring, UPVC double glazed patio doors and useful understairs cupboard. The room is a lovely size, with space for a good size dining table and sofas.

First Floor Landing
Dog-legged staircase rising up to the landing. Doors lead off to all rooms, loft hatch and useful storage cupboard.

Bedroom 1
11'6" max x 9'10 max (3.51m max x 3.00m max)
Lovely size main bedroom that features fitted carpet, double glazed window to the rear and radiator.

Bedroom 2
13'3" x 7'4" (4.04m x 2.24m)
Good size second bedroom that features fitted carpet, double glazed window to the rear and radiator.

Bedroom 3
12'9" x 6'7" (3.89m x 2.01m)
Well proportioned 3rd bedroom that features fitted carpet, double glazed window to the rear and radiator.

Bathroom
Smartly refitted bathroom suite that features a 'P' shaped bath with shower over, WC, wash hand basin and double glazed window to the front.

Front Garden & Driveway
The front of the property is fully block paved and provides off road parking for 2 vehicles. The is gated side access and door to the garage.

Garage
16'2" x 7'8" (4.93m x 2.34m)
The garage features power and lightiing.

Rear Garden
A lovely-sized rear garden that enjoys a good degree of privacy. The garden features a mix of artificial grass and lawn, with raised sleeper flower beds and decorative slate areas to the side.

Council Tax Band
North Northamptonshire Council. Council Tax Band B.

Wanting to View?
To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

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.





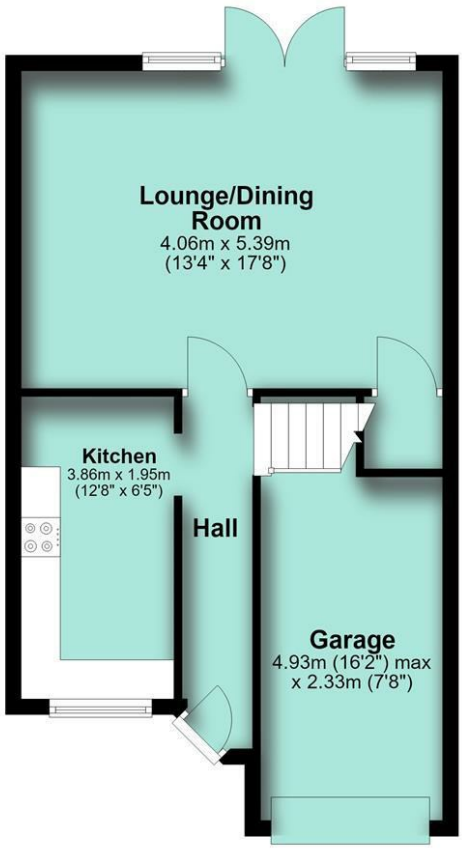




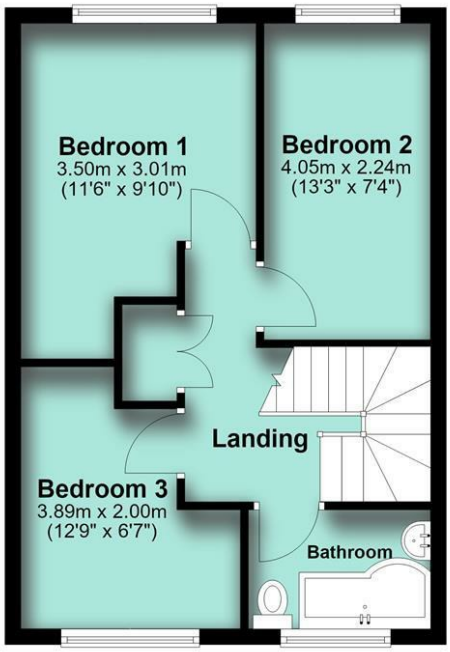


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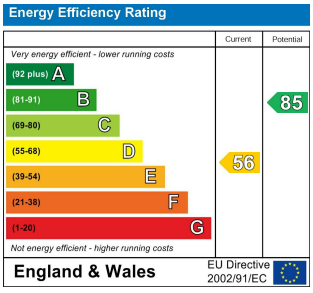
Ground Floor

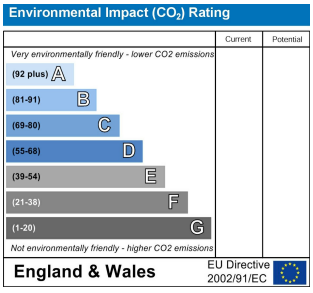


First Floor



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Plan produced using PlanUp.





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