



# HARWOODS

Chartered Surveyors & Estate Agents



43 Roche Way, Wellingborough  
NN8 5YD

£235,000 Freehold

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Available with no onward chain; a vacant 1960s built two bedroom semi-detached bungalow located in a sought after location.

The accommodation comprises of an entrance hall, living room, kitchen, inner hallway, two bedrooms and a shower room. Other features include gas radiator central heating with modern combination boiler, UPVC double-glazing, side driveway, single garage and a south-east facing rear garden.

The bungalow is positioned to the north of the town, and is under half a mile from Shops, Redwell Medical Centre, bus stop and Kilborn Park. Wellingborough Train Station (providing a service to London St Pancras in under 50 minutes) is under 2 miles from the property.

Harwoods hold keys for accompanied viewings.

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## The Accommodation comprises:

(Please note that all sizes are approximate only).

### Entrance Hall

UPVC double-glazed front door, double radiator, walk-in cupboard, doors off to kitchen and living room.

### Living Room

18'3" x 10'1" (5.56m x 3.07m)

Fire surround with gas grate, radiator, UPVC double-glazed window to the front and door to inner hallway.

### Kitchen

9'8" x 7'6" (2.95m x 2.29m)

Sink, work-surface areas, base cupboards, base drawers and wall cupboards. Gas hob, filter hood and electric oven. Baxi gas central heating boiler, radiator, UPVC double-glazed window to the side and UPVC double-glazed door to the side.

### Inner Hallway

Loft access and doors off to:

### Bedroom 1

14'9" x 8'10" (4.50m x 2.69m)

Radiator, built-in wardrobes and UPVC double-glazed window to the rear.

### Bedroom 2

11'5" x 10'4" (3.48m x 3.15m)

Radiator and UPVC double-glazed window to the rear.

### Shower Room

White suite comprising toilet, washbasin and shower with Brisan Smile shower unit. Radiator and UPVC double-glazed window to the side.

### Front Garden

Front garden with lawn. Long side driveway leading to the single garage.

### Single Garage

15'10" x 8'4" (4.83m x 2.54m)

Brick built garage with garage door to front and side personnel door

### Rear Garden

South-east facing rear garden with lawn and patio.

### Council Tax Band

North Northamptonshire Council. Council Tax Band B.

### 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.

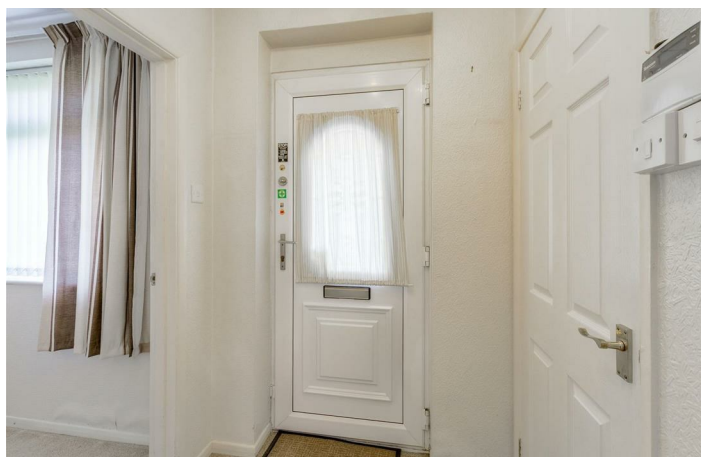
### Important Note

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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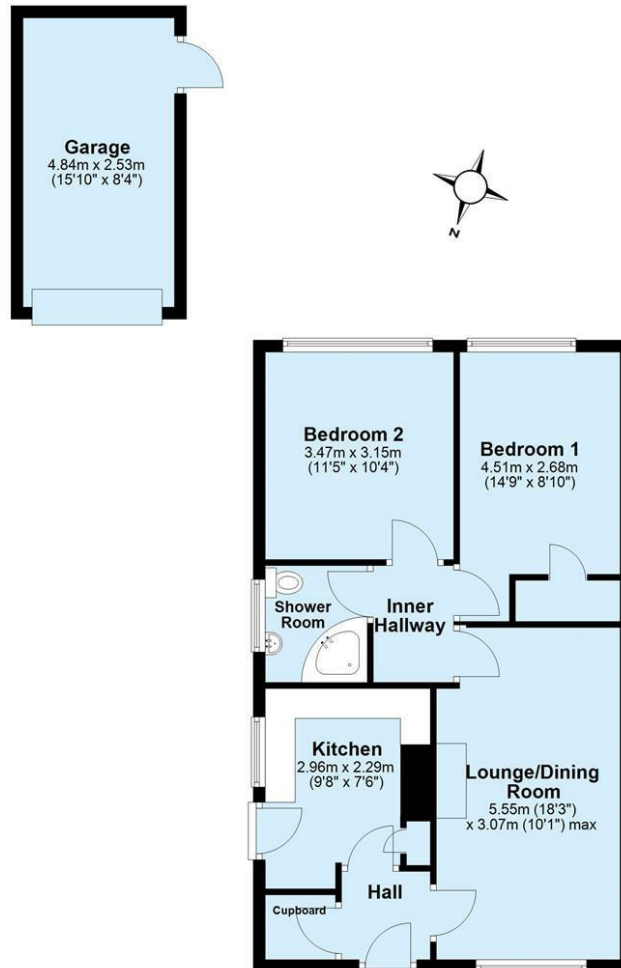




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## Ground Floor



| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
|                                             | Current                 | Potential               |
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) A                                 |                         |                         |
| (81-91) B                                   |                         |                         |
| (69-80) C                                   |                         |                         |
| (55-68) D                                   |                         |                         |
| (39-54) E                                   |                         |                         |
| (21-38) F                                   |                         |                         |
| (1-20) G                                    |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |