HARWOODS
Chartered Surveyors & Estate Agents







69 Burns Road, Wellingborough
Northamptonshire NN8 3RJ

£165,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
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Residential Sales
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The Property Ombudsman
RICS

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A three bedroom vacant end terrace house requiring updating but offering lots of potential.

The house has gas radiator central heating, UPVC double-glazing and a modern electricity consumer unit. The accommodation includes a hallway, cloakroom/wc, large walk-in store room, lounge, dining area, kitchen, three bedrooms and bathroom. Outside there is a good depth front garden and a southerly facing rear garden.

The seller has advised that the property is of non standard steel frame construction and so may not be mortgageable to some lenders.

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

Entrance Hall
UPVC double-glazed front door, radiator, staircase rising to 1st floor and doors off to cloakroom/WC, store room and lounge.

Cloakroom/WC
Low flush WC and washbasin. UPVC double-glazed window to the front.

Store Room
7'11" max x 6'5" max (2.41m max x 1.96m max)
Gas and electricity meters, electricity consumer unit, coat hooks and light.

Lounge
17'3" x 11'3" (5.26m x 3.43m)
Double radiator, UPVC double-glazed window to the front and room divider wall and door to dining area.

Dining Area
10'8" x 9'8" (3.25m x 2.95m)
Radiator, UPVC double-glazed window to the rear, UPVC double-glazed door to the rear and door to kitchen.

Kitchen
11'2" x 7'1" (3.40m x 2.16m)
Single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Gas and electricity cooker connection points, double radiator, space and plumbing for washing machine and UPVC double-glazed window to the rear.

First Floor Landing
Storage cupboard, loft access and doors off to:

Bedroom 1
13'5" max x 9'8" (4.09m max x 2.95m)
Double radiator and UPVC double-glazed window to the front.

Bedroom 2
11'2" x 10'7" (3.40m x 3.23m)
Built in wardrobe, double radiator and UPVC double-glazed window to the rear.

Bedroom 3
7'7" x 8'0" (2.31m x 2.44m)
Built in cupboard, radiator and UPVC double-glazed window to the front.

Bathroom
With suite comprising low flush WC, pedestal washbasin and bath with shower mixer over. Radiator. UPVC double-glazed window to the rear.

Front Garden
Front garden is laid to lawn with path to the front door. Side boundary hedge.

Rear Garden
28'0" long x 25'0" wide approximate (8.53m long x 7.62m wide approximate)
Southerly aspect rear garden with lawn.

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

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.









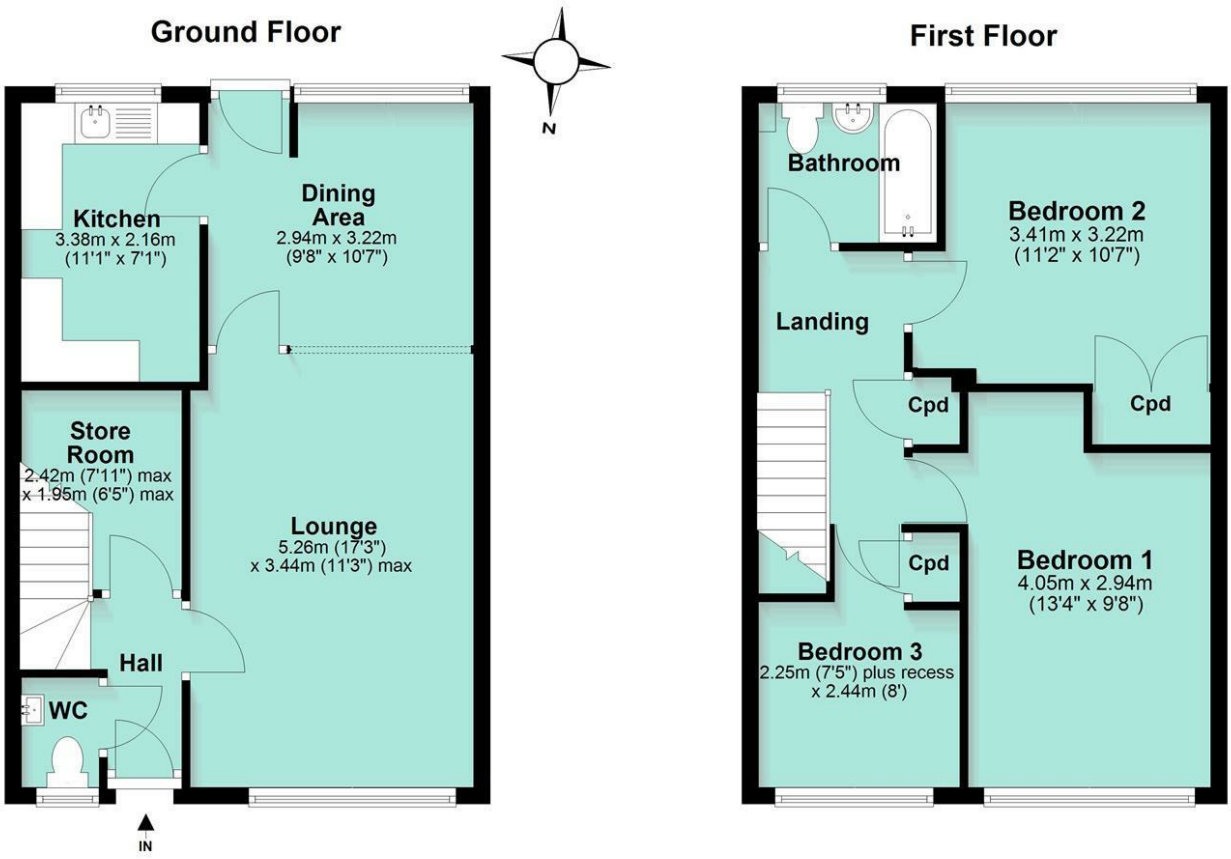




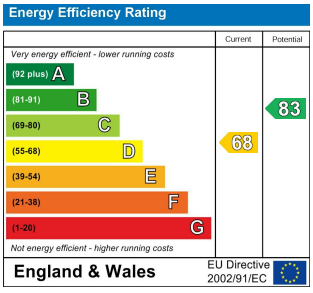


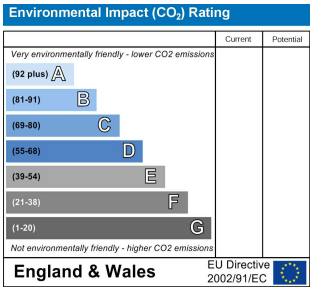


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Plan produced using PlanUp.





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