HARWOODS
Chartered Surveyors & Estate Agents

36 North Street, Wellingborough
NN8 4QR

£210,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales
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36 North Street, Wellingborough, NN8 4QR

For sale with no upper chain; a 3 bedroom Victorian Period property positioned to the north of the town centre, conveniently placed for shops, Sir Christopher Hatton School and Eastfield Park. Wellingborough Train Station is just over a mile from the property and offers a service to London St Pancras in under 50 minutes.

Featuring UPVC double glazing and gas central heating; the house offers generous accommodation consisting of a 'through' hallway, good size lounge, dining room, refitted kitchen, 3 larger than normal bedrooms and a shower room. Outside there is a courtyard garden at the front, whilst to the rear is a long garden that is mainly lawn.

Ideal for a First Time Buyer, young family or commuter, viewing recommended.

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

Entrance Hall
Entering from the front of the house into a 'through' hallway, with doors to all ground floor rooms. Stairs rising up to the first floor landing.

Living Room
11'11" x 11'11" (3.63m x 3.63m)
Lovely size front reception room that features fitted carpet, radiator, double glazed window to the front and period fireplace.

Dining Room
11'11" x 9'10" (3.63m x 3.00m)
Fitted carpet, double glazed window to the rear, radiator and period fireplace.

Kitchen
13'8" x 7'7" (4.17m x 2.31m)
Refitted, 'Horseshoe' shaped kitchen that offers plenty of work top space, sink and drainer, electric hob and oven, base and wall mounted cupboards, pull out drawers, radiator, double glazed door to the side, double glazed window to the rear, and understairs storage cupboard.

First Floor Landing
Fitted carpet, doors to all rooms and loft hatch.

Bedroom 1
11'11" x 18'5" (3.63m x 5.61m)
Generous master bedroom that features UPVC double glazing, gas central heating and radiator.

Bedroom 2
11'11" x 13'0" (3.63m x 3.96m)
Large second bedroom that features UPVC double glazing, radiator, and fitted carpet.

Bedroom 3
7'0" x 7'9" (2.13m x 2.36m)
Fitted carpet, radiator, double glazed window to the rear.

Shower Room
WC, shower, wash hand basin and double glazed window to the side.

Front Garden
Enclosed courtyard garden, featuring low brick wall and gate.

Rear Garden
Long, easterly facing rear garden, that is mainly laid to lawn and has a dividing path way leading to the bottom of the garden.

Council Tax
North Northamptonshire Council - Band A

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

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.

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.

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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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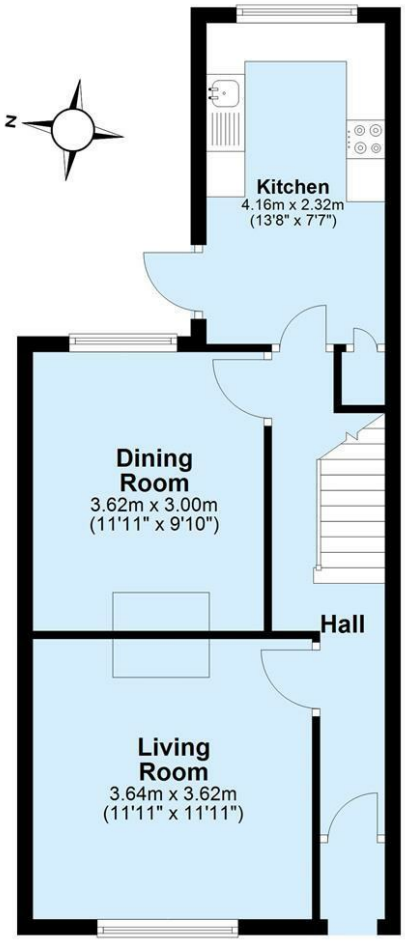
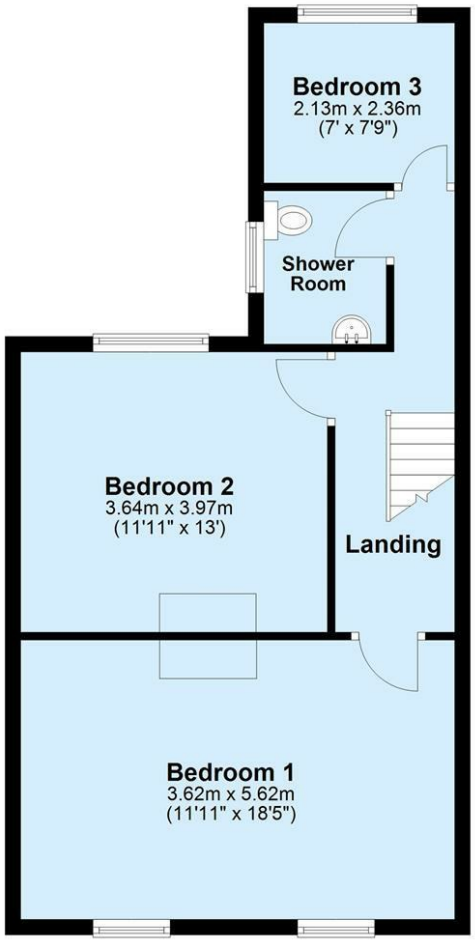
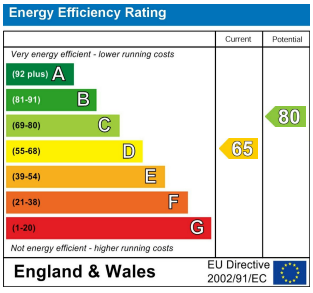
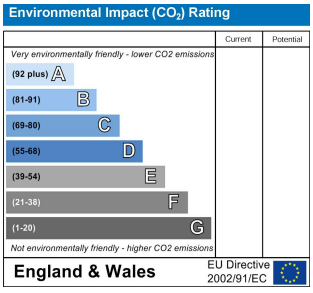
Ground Floor



First Floor







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