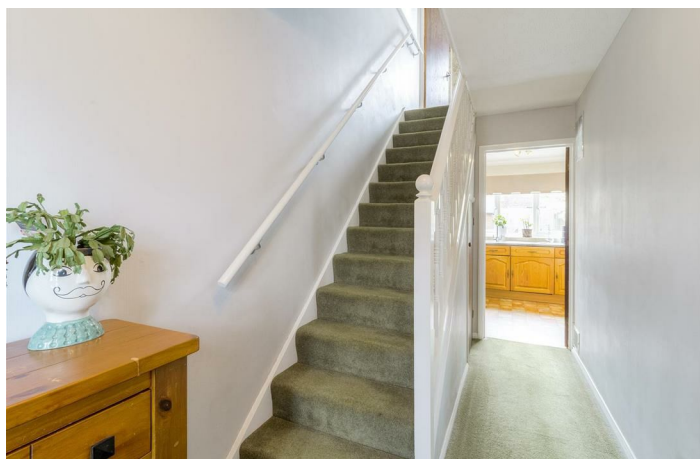




# HARWOODS

Chartered Surveyors & Estate Agents



25 Blenheim Road, Wellingborough  
NN8 5YJ

£265,000 Freehold

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A three bedroom link-detached family house situated in a popular residential location and within walking distance of Kilborn Park and a local primary school.

The accommodation includes a porch, entrance hall, living room, kitchen/diner with French doors to the garden, separate utility room, three bedrooms (two doubles and a single) and a modern shower room. Features include UPVC double-glazing, gas warm air central heating, parking, single garage and an easily managed south facing garden. The house also has micro-generating solar panels (air space lease basis).

This is a desirable property in a good part of Wellingborough and an early viewing is recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Porch

Composite double-glazed front door and UPVC double-glazed panels to front and side.

#### Entrance Hall

Central heating thermostat, stairs to first floor, under-stairs cupboard and fully glazed doors off to kitchen/diner and living room.

#### Living Room

13'8" max x 11'0" max (4.17m max x 3.35m max)

Gas stove effect fire with surround. Ceiling coving. UPVC double-glazed window to the rear.

#### Kitchen/Diner

17'2" x 8'8" (5.23m x 2.64m)

1.5 bowl stainless steel sink, base cupboards and eye level peninsular units. Work-surface areas. Cannon six burner stove with filter hood over. Johnson & Starley gas warm air central heating system. Ceiling coving. UPVC double-glazed window to the rear and UPVC double-glazed French doors opening to the garden. Door to utility room.

#### Utility Room

8'0" x 7'4" (2.44m x 2.24m)

Work-surface, base and wall cupboards. Tiled floor. UPVC double-glazed window to the rear and UPVC double-glazed door to the garden.

#### First Floor Landing

Loft access (loft ladder and light but not boarded). Built in cupboard, UPVC double-glazed window to the side and doors off to:

#### Bedroom 1

11'2" max inc wards x 10'5" max (3.40m max inc wards x 3.18m max)

Fitted wardrobes and dressing table with storage drawers. UPVC double-glazed window to the rear.

#### Bedroom 2

11'5" x 8'2" min (3.48m x 2.49m min)

Fitted wardrobes and dressing table with storage drawers. UPVC double-glazed window to the front.

#### Bedroom 3

8'10" max x 8'7" max (2.69m max x 2.62m max)

Built-in cupboard. UPVC double-glazed window to the front.

#### Shower Room

Modern white suite comprising close-coupled WC, vanity washbasin and corner shower. Fully tiled walls, chrome towel radiator, extractor fan, shaver point and UPVC double-glazed window to the rear.

#### Front Garden

Block paved frontage providing off road parking and giving direct access to the garage.

#### Garage

16'4" x 7'10" (4.98m x 2.39m)

Up and over garage door, lighting, power sockets, window and door into the utility room.

#### Rear Garden

South facing rear garden which extends to about forty feet in length and is mostly paved for ease of maintenance. Ornamental and fruit trees. Timber garden shed and greenhouse. Outside tap.

#### 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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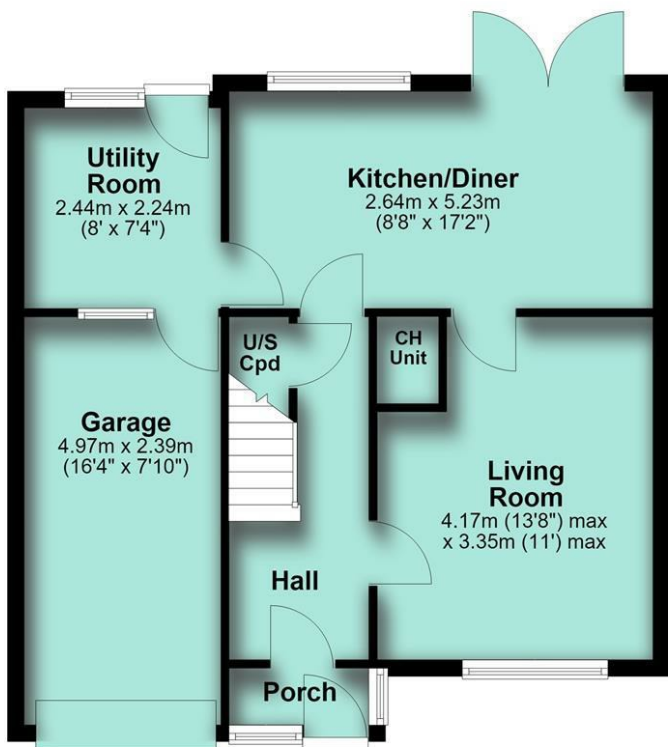




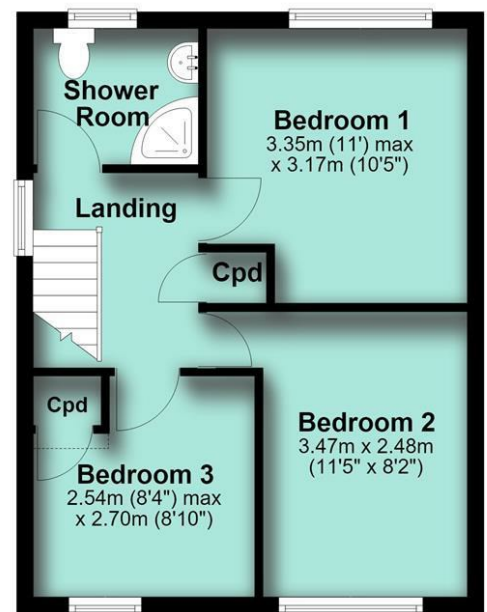
# HARWOODS

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## Ground Floor



## First Floor



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Plan produced using PlanUp.

| 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 |