



# HARWOODS

Chartered Surveyors & Estate Agents



59 Roche Way, Wellingborough  
Northamptonshire NN8 5YE

£257,000 Freehold

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## 59 Roche Way, Wellingborough, Northamptonshire NN8 5YE

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A tastefully presented three bedroom semi-detached chalet-style house with a south-easterly facing rear garden, driveway and single garage. The property is conveniently located in a small cul de sac within a sought-after residential area around a mile to the north of Wellingborough town centre.

The accommodation includes a hallway, spacious lounge/dining room with fitted wood burner, refitted kitchen with oak worktops and Bosch oven/hob, landing, three sensible sized bedrooms (bedroom three is currently fitted as a dressing room) and a refitted bathroom.

The property is available with no chain and so would suit a buyer wanting to move ahead with confidence. Viewing is highly recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Entrance Hall

UPVC double glazed front door with UPVC double glazed side panel. Radiator, ceiling coving, stairs to 1st floor landing, central heating thermostat and doorways giving access to kitchen and lounge/dining room.

#### Lounge/Dining Room

20'7" x 12'2" max 9'0" min (6.27m x 3.71m max 2.74m min)

Wood burner, radiator, UPVC double glazed window to the rear and double glazed patio door to the rear garden.

#### Kitchen

17'6" x 9'2" max (5.33m x 2.79m max)

Updated by the seller in recent years to now include oak worktops, 1.5 bowl ceramic sink and a range of both wall and base storage cupboards. Bosch ceramic hob, Bosch electric oven and AEG filter hood. Ceiling coving, vertical radiator, plumbing for washing machine, ceiling coving, Vaillant gas central heating boiler, UPVC double glazed windows to the front and side and UPVC double glazed door to the side.

#### First Floor Landing

Natural wood floor, loft access (loft ladder, loose laid part boarding and light) and airing cupboard (batten shelving and airing radiator). Doors off to:

#### Bedroom 1

12'3" x 10'10" (3.73m x 3.30m)

Radiator and UPVC double glazed window to the front.

#### Bedroom 2

10'10" x 9'0" (3.30m x 2.74m)

Radiator, ceiling coving and UPVC double glazed window to the rear.

#### Bedroom 3

12'3" x 6'6" (3.73m x 1.98m)

Currently fitted and used as a dressing room with fitted wardrobes, storage drawers and wall cupboard. Dado panelling, radiator, natural wood floor and UPVC double glazed window to the front.

#### Bathroom

White suite comprising close coupled WC, pedestal washbasin and shower bath. Part tiled walls, chrome towel radiator and UPVC double glazed window to the side.

#### Front Garden

Lawn and shrub borders. Driveway providing parking for a car and giving direct access to the garage. Gated side access on foot to the rear garden.

#### Garage

15'3" x 7'8" (4.65m x 2.34m)

Gas meter, electricity meter, electricity consumer unit, light and power socket.

#### Rear Garden

South easterly aspect rear garden with lawn and established shrubs. Pergola.

#### 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.

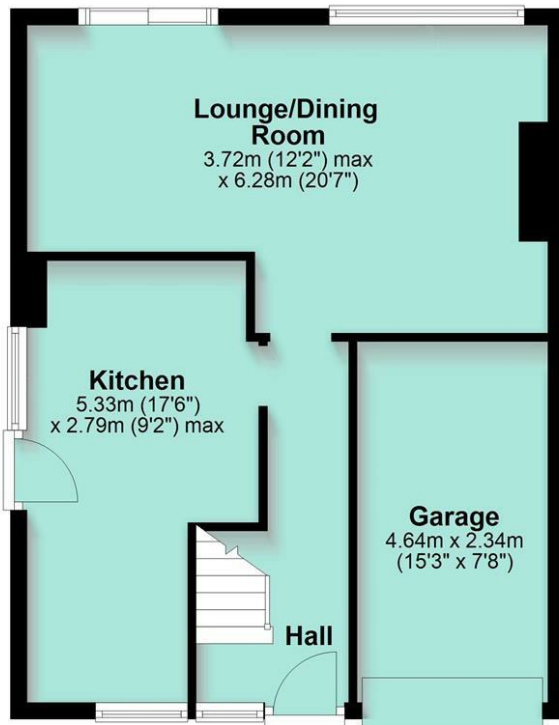
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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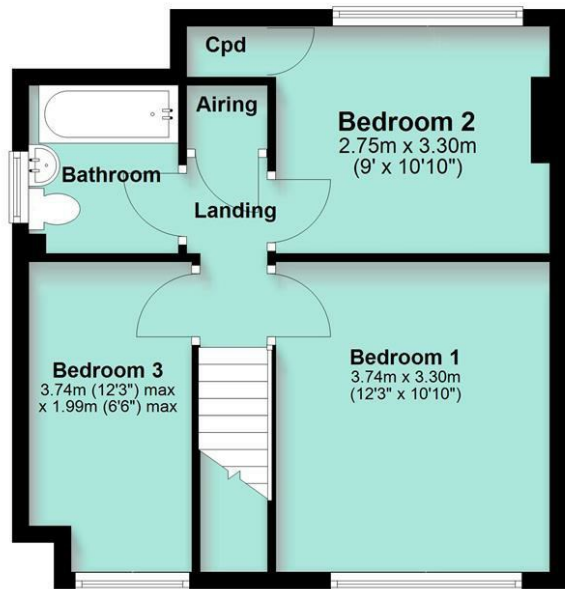




### Ground Floor



### First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		