



HARWOODS

Chartered Surveyors & Estate Agents



77 Gold Street, Wellingborough
NN8 4QU

£200,000 Freehold

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

Residential Sales

T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings

T : 01933 221616
E : lettings@harwoodsproperty.co.uk



77 Gold Street, Wellingborough, NN8 4QU

A 1960s built semi-detached house with a large lounge/dining room and three good sized bedrooms (two doubles and a single). The property has a small courtyard style garden and no off road car parking hence the realistic asking price for a house of this size.

The accommodation includes an entrance hall, 24ft (7.3m metres) lounge/dining room, kitchen, landing, main 15'5" (4.7m) main bedroom, double second bedroom and third bedroom that is a good size. The house has UPVC double-glazing to all but one window and also has gas radiator central heating.

The property is situated on the corner of Gold Street and The Pyghtle and is within just a few moments of Sir Christopher Hatton School. There are also local shops within a short walk and so the position is very convenient.

Harwoods hold keys for accompanied viewings and the property is vacant and so would suit a buyer who wanted to purchase with no onward chain.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double-glazed front door, radiator, wood faced floor, UPVC double-glazed window to the side and walk-in under-stairs cupboard (with gas meter, electricity meter, consumer unit and single-glazed side window). Doors off to:

Lounge/Diner

24'2" x 11'5" max (7.37m x 3.48m max)

Wood effect flooring, three radiators, ceiling coving, UPVC double-glazed box bay window to the front and two UPVC double-glazed windows to the side.

Kitchen

8'6" x 7'8" (2.59m x 2.34m)

Single drainer stainless steel sink, base cupboard, base drawers, two double wall cupboards and work-top. Tiled floor, gas cooker point, Vaillant gas central heating boiler and UPVC double-glazed door to the side.

First Floor Landing

Storage cupboard, UPVC double-glazed side window and doors off to:

Bedroom 1

15'5" x 10'7" (4.70m x 3.23m)

Wood effect flooring, radiator two UPVC double-glazed windows to the side and UPVC double-glazed window to the front.

Bedroom 2

10'6" min x 8'6" (3.20m min x 2.59m)

Wood effect flooring, radiator and UPVC double-glazed window to the side.

Bedroom 3

8'5" x 7'11" (2.57m x 2.41m)

Radiator, wood effect flooring and UPVC double-glazed window to the front.

Bathroom

White suite comprising close-coupled WC, pedestal washbasin and panelled bath with Mira shower over. Chrome towel radiator, two mirrored alcoves and UPVC double-glazed window to the side.

Outside

Front and side garden with frontage to the corner of Gold Street and The Pyghtle. This area of garden is laid to lawn and has a low brick boundary wall. A side gate gives access on foot down the left hand side of the house to an enclosed small courtyard style side garden.

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.

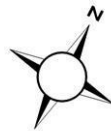
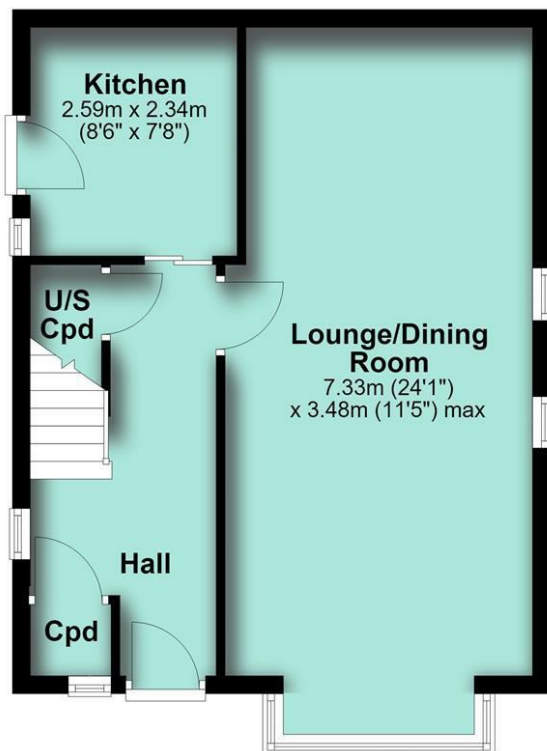




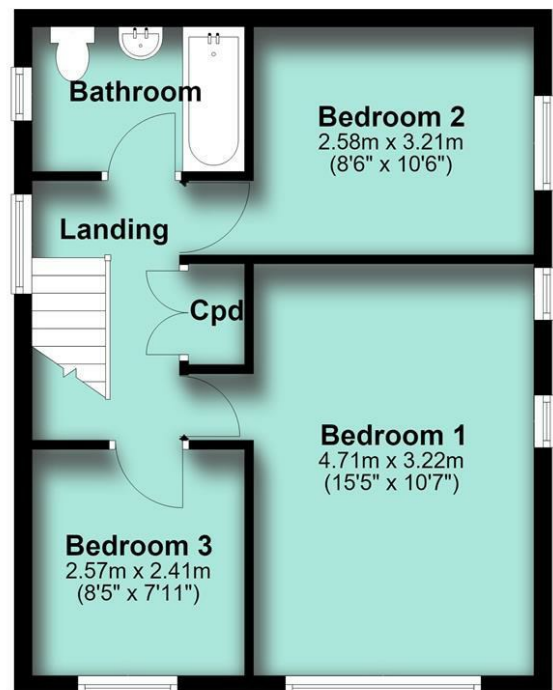
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Ground Floor



First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	