HARWOODS
Chartered Surveyors & Estate Agents







8 Avon Close, Wellingborough
Northamptonshire NN8 5WH

£270,000 Freehold

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

Residential Sales
T : 01933 278591
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For sale with no upward chain; a modern yet now established 3 bedroom detached family home positioned in a cul de sac in the sought after residential estate of 'The Gleneagles'.

Situated on the western side of the town, the property is conveniently located close to local shops, Redwell Primary School, the Leisure Centre and Kilborn Park. Wellingborough Train Station is just a short drive away, providing services to London St Pancras in under 50 minutes. The property also offers excellent access to Park Farm Industrial Estate and the Niort Way Ring Road, connecting to the A45, A6, A14 and M1.

Although the property would benefit from some general updating, it offers well-proportioned accommodation throughout, comprising an entrance porch, cloakroom/WC, living room, dining room, refitted kitchen and utility room. To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Additionally the property features double glazing, gas central heating and solar panels.

The house would make an excellent buy for a first time buyer, commuter or someone looking for a fresh start. Harwoods hold keys for accompanied viewings.

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

Entrance Hall
Enter the property from the front via double glazed door. Doors to the Living Room, Cloakroom and Utility. Carpeted stairs rising to the first floor and double glazed window.

Cloakroom
Tiled suite consisting of WC, wash hand basin and window to side.

Living Room
12'5" x 11'0" (3.78m x 3.35m)
Laminate flooring, double glazed window to the front, electric fireplace, radiator, and doors to the dining room.

Dining Room
9'4" x 11'0" (2.84m x 3.35m)
Laminate flooring, patio doors to the garden, radiator, and door to the kitchen.

Kitchen
9'4" x 8'11" (2.84m x 2.72m)
Refitted kitchen comprising of base and wall mounted cupboards, work tops

Utility
6'4" x 5'9" (1.93m x 1.75m)

Landing
Doors to all first floor rooms and loft hatch.

Bedroom 1
12'10" x 11'3" (3.91m x 3.43m)
Fitted carpet, double glazed window, radiator, built in wardrobes and over head cupboard. Wall lights and door to the en suite.

En Suite
Refitted en suite shower room consisting of shower cubicle, wash hand basin, WC and splash back tiling. Window to the front.

Bedroom 2
9'6" x 11'3" (2.90m x 3.43m)
Good size second bedroom that features stripped wood flooring, double glazed window to the front and radiator.

Bedroom 3
6'6" x 9'1" (1.98m x 2.77m)
Fitted carpet, double glazed window and radiator.

Bathroom
Tiled suite consisting of a bath with shower over, WC, wash hand basin, and window.

Garage
18'8" x 8'2" (5.69m x 2.49m)
Featuring power and lighting, and potential for over head storage. The garage has a metal 'up and over' door and side door leading to the garden.

Front Garden
Block paved driveway leading to the garage. Gravelled side area and gated access leading to the rear garden.

Rear Garden
Lovely size, established rear garden that enjoys a sunny southerly aspect. The garden has plenty of colour with an array of trees and bushes helping to screen the neighbouring properties resulting a good degree of privacy.

Solar Panels
The solar panels are subject to a 26-year lease commencing on 6 December 2011. Copies of the lease documentation are available from Harwoods upon request.

Council Tax
North Northamptonshire Council

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

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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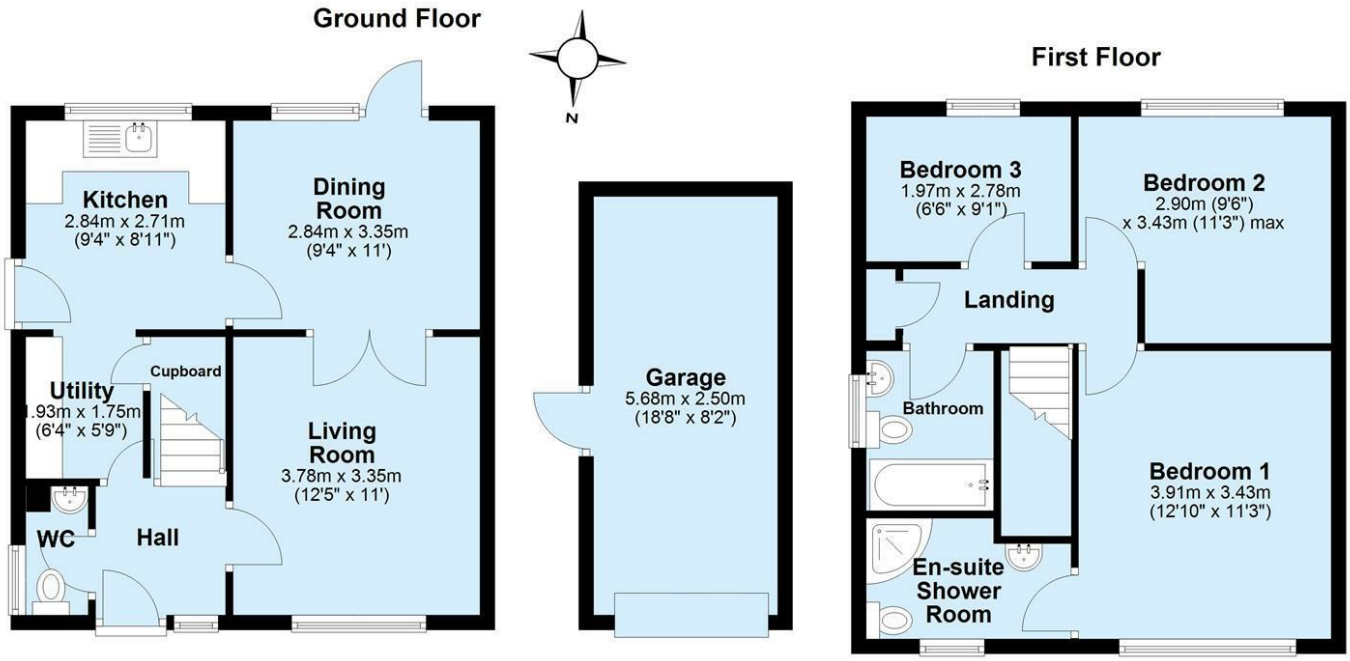

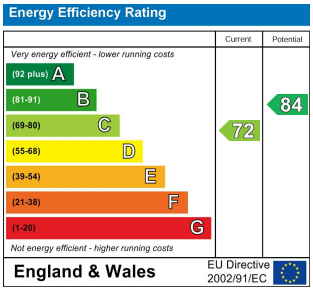

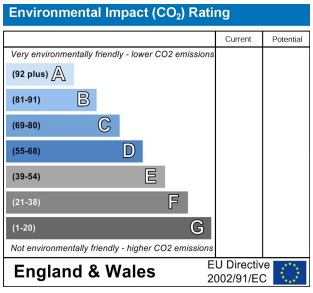

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