HARWOODS
Chartered Surveyors & Estate Agents







5 Goldsmith Road, Wellingborough
NN8 3RU

£197,500 Freehold

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For sale with no upward chain, a smartly presented three bedroom mid terrace house positioned to the east of the Queensway Estate, conveniently placed for shops, schools, medical centre and Queensway Park.

Built by the local authority in the 1960s, the house would make an ideal family home, offering three good size bedrooms, a spacious living room, refitted kitchen breakfast room and modern four piece bathroom suite.

Outside are good size gardens to both the front and rear of the house, with the rear garden enjoying a sunny, westerly aspect. Additionally to the rear of the property is a parking area for local residents.

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

Entrance Hall
Spacious hallway accessed via double glazed door. Fitted carpet, radiator, carpeted stairs leading to the first floor and door to the living room.

Living Room
12'8" x 12'1" (3.86m x 3.68m)
Lovely size front reception room featuring a large double glazed window that allows lots of light into the room, radiator, fitted carpet, door to the kitchen breakfast room.

Kitchen Breakfast Room
Smartly refitted kitchen featuring worktops, base and wall mounted cupboards, pull-out drawers, freestanding electric cooker, stainless steel sink and drainer, tiled splashbacks, double glazed window, plumbing for a washing machine and dishwasher and wall mounted 'Potterton' combination boiler.

The kitchen is a good size with space for a table. The seller has indicated that the washing machine, dishwasher and fridge freezer are available by separate negotiation.

Boot Room
Useful room linking the house to the rear garden that is ideal for stopping muddy shoes coming in the house! The room features a storage cupboard and double glazed door to the garden.

First Floor Landing
Fitted carpet and doors to all first floor rooms.

Bedroom 1
12'8" x 9'6" (3.86m x 2.90m)
Fitted carpet, double glazed window and radiator.

Bedroom 2
10' x '9'10" (3.05m x '3.00m)
Fitted carpet, double glazed window and radiator.

Bedroom 3
8'6" x 7'11 (2.59m x 2.41m)
Fitted carpet, double glazed window and radaitor.

Bathroom
Modern, refitted suite comprising of a corner shower cubicle, bath, WC, heated towel radiator, vanity cupboard and wash hand basin. The suite also features tile splash backs and a double glazed window to the rear.

Front Garden
Good size front garden that is mainly laid to lawn, with a paved pathway leading to the front door. The garden is screened from the road by a hedge.

Rear Garden
Attractive, westerly facing garden that is partly lawned and paved. The garden is enclosed by timber fencing and features a shed and large double gates to the rear.

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.

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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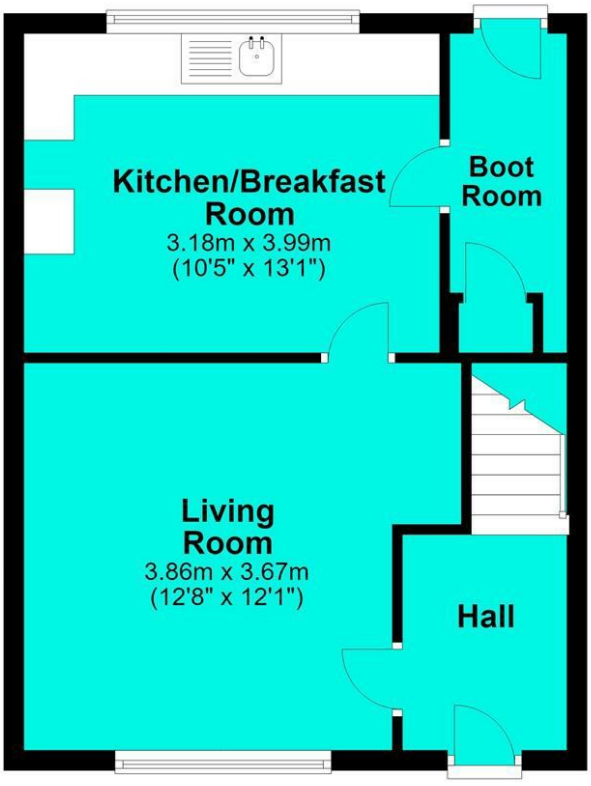




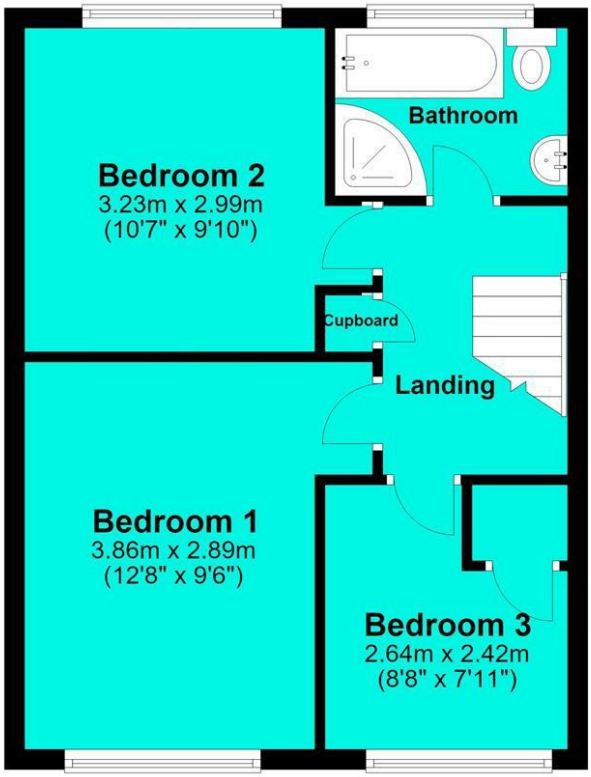


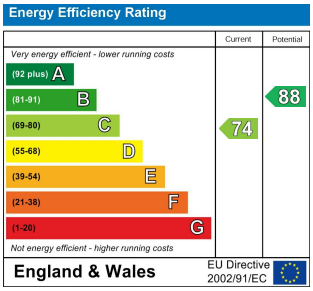
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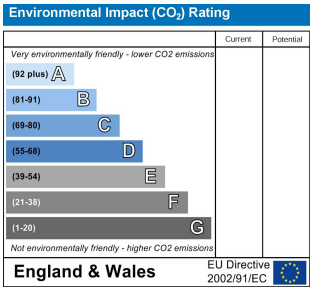
Ground Floor



First Floor







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