



# HARWOODS

Chartered Surveyors & Estate Agents



21 Chace Road, Wellingborough  
NN8 1NR

£180,000 Freehold

21 Silver St, Wellingborough  
Northamptonshire NN8 1AY  
[www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

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## 21 Chace Road, Wellingborough, NN8 1NR

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For sale with no upward chain; a 2 bedroom Victorian period property located to the east of the town conveniently placed for schools, Castlefields Park, Nene Court Retail Park & Prologis Industrial Estate. The house is a short walk from Wellingborough Train Station that provides a service to London St Pancras in around 50 minutes.

Featuring UPVC double-glazing and gas central heating, the accommodation comprises of a hallway, lounge opening to a dining room, refitted kitchen, 2 double bedrooms and a large bathroom suite that features a separate shower cubicle. Outside, there is a courtyard garden at the front of the house and an enclosed rear garden with a sunny, southerly facing.

Ideal for a first time buyer, commuter or buy to let investor. Viewing is recommended.

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Storm Porch and Hall

Approaching from the front, UPVC door opening into the hallway. Stairs rising up to the first floor door to the ground floor rooms.

#### Living Room

11'9" x 10'8" (3.58m x 3.25m)

Fitted carpet, double glazed window to the front, radiator, electric feature fire place with wooden mantle piece. Opening to the dining room.

#### Dining Area

11'10" x 11'0" (3.61m x 3.35m)

Fitted carpet, double glazed window to the rear, radiator, door to the kitchen.

#### Kitchen

11'6" x 8'5" (3.51m x 2.57m)

Refitted kitchen comprising of base and wall mounted cupboards, work tops, gas hob and oven, steel sink and drainer, plumbing for a washing machine, double glazed windows to the side and rear, double glazed door to the garden.

#### First Floor Landing

Fitted carpet, doors to all rooms and loft hatch.

#### Bedroom 1

10'10" x 14'0" (3.30m x 4.27m)

Good size main bedroom that features fitted carpet, double glazed windows to the front and radiator.

#### Bedroom 2

11'10" x 8'11" (3.61m x 2.72m)

Fitted carpet, radiator, double glazed window to the rear.

#### Bathroom

Bath, shower cubicle, WC and wash hand basin. Double glazed windows to the side and rear.

### Front Garden

Low brick wall and hard standing garden.

### Rear Garden

South facing garden that is mainly lawn but features a paved pathway and small patio area. Gated back access with pathway leading around to the front of the house.

### Parking Control Zone

Chace Road is in a controlled parking zone (Wellingborough Zone A). To park in a resident permit bay within this zone, you must display a valid permit that matches the zone letter, otherwise, you may receive a penalty charge notice. Permits are obtained via the Council.

### Council Tax Band

North Northamptonshire Council - Council Tax Band B.

### Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email [res@harwoodsproperty.co.uk](mailto: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.

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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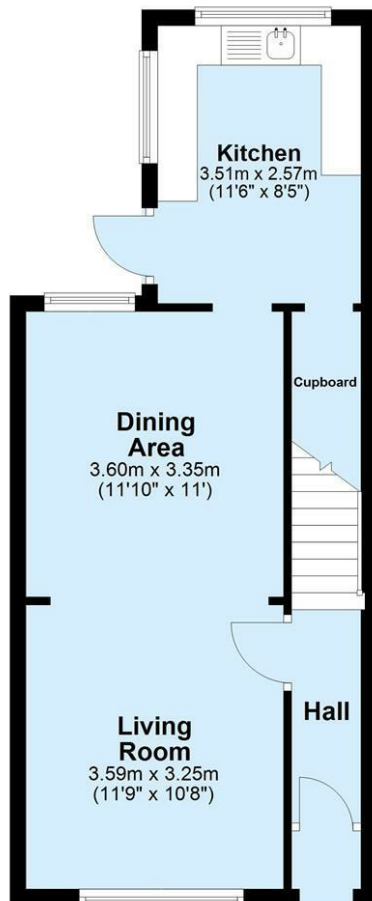


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Ground Floor



First Floor

