



HARWOODS

Chartered Surveyors & Estate Agents



28 Buckwell Close, Wellingborough
NN8 5BP

£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



A modern 2 bedroom mid-terrace house situated within walking distance of the town centre shops and local schools. The property is available with no onward chain.

The accommodation briefly comprises entrance hall, lounge/diner, kitchen with built in oven and hob, first floor landing, 2 bedrooms and bathroom. Features include UPVC double-glazing, gas radiator central heating, driveway parking for one car and a 38ft (11.6M) rear garden.

This property would represent an ideal first time purchase and an early viewing is advisable.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Canopy Porch

Entrance Hall

UPVC double-glazed front door, radiator, stairs to first floor landing, under-stairs cupboard and doors off to:

Living Room

14'4" x 12'0" (4.37m x 3.66m)

Double radiator. UPVC double-glazed French doors to the rear garden with UPVC double-glazed panels flanking.

Kitchen

9'9" x 5'8" (2.97m x 1.73m)

Single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surfaces. Electric oven, electric hob and filter hood. Radiator, plumbing for washing machine, Baxi 400 gas central heating boiler and UPVC double-glazed window to the front.

First Floor Landing

Loft access hatch. Door off to:

Bedroom 1

9'11" plus wardrobes x 9'3" (3.02m plus wardrobes x 2.82m)

Radiator, telephone point, fitted wardrobes with sliding mirror doors and UPVC double-glazed window to the rear.

Bedroom 2

12'0" max x 7'10" (3.66m max x 2.39m)

Radiator, airing cupboard with lagged hot water cylinder and UPVC double-glazed window to the front.

Bathroom

Modern white suite comprising WC, pedestal wash basin and bath with Triton Enrich shower over. Shaver light and part tiled walls.

Outside - Front

Parking space for one car, small lawn and bin storage cupboard.

Rear Garden

38'0" long approx x 13'0" wide approx (11.58m long approx x 3.96m wide approx)

Paved patio, two ornamental trees and lawn. Rear pedestrian access gate.

Council Tax Band

North Northamptonshire Council. Council Tax Band B.

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.

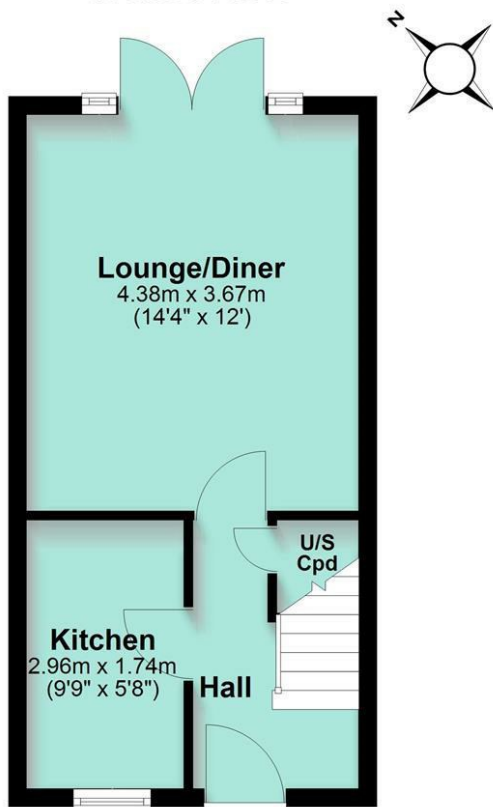




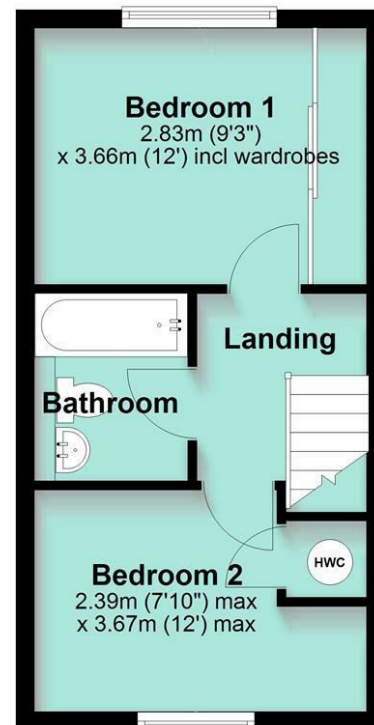
HARWOODS

Chartered Surveyors & Estate Agents

Ground Floor



First Floor



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

