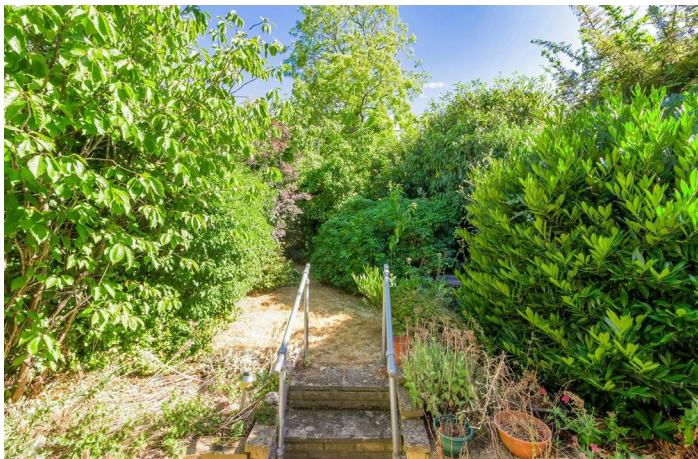




HARWOODS

Chartered Surveyors & Estate Agents



16 James Road, Wellingborough
Northamptonshire NN8 2LR

£235,000 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



16 James Road, Wellingborough, Northamptonshire NN8 2LR

If you need a good sized 3 bedroom family home with a large south-east aspect garden and off road parking for two cars then this is a must see property. It was originally built as a bungalow but transformed since to create a generously proportioned chalet style house that gives three double bedrooms and so is ideal for anyone needing generous family space. The property really is the definition of "deceptively spacious" and so a viewing is essential to appreciate this opportunity.

The house does require some modest updating and redecoration and so gives you the chance to personalise the property to your own liking and add long term value. The house would also suit a buyer needing ground floor single-storey living for an occupier as one of the bedrooms and a wet room shower are downstairs. There is also a gentle ramp to the kitchen door for level access.

This house would meet the needs of a family or be a spacious home for a couple wanting extra rooms for hobbies etc.

Viewing is highly recommended and the property is available with no chain.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

UPVC double-glazed front door, radiator, ceiling coving, central heating thermostat and doors off to living room, kitchen, bedroom one and shower room.

Living Room

20'2" x 11'0" max (6.15m x 3.35m max)

Feature fire-surround with electric fire. Two double radiators, wall light points, ceiling coving and UPVC double-glazed windows to the front and side.

Kitchen

11'0" x 10'0" (3.35m x 3.05m)

Fitted with a comprehensive range of fitted units to include wall cupboards, base cupboards, drawers and work-surface areas with kitchen sink. Gas hob, filter hood and electric double oven. Radiator, ceiling coving, two UPVC double-glazed windows to the rear and UPVC double-glazed door to the side.

Dining Room

11'1" max x 10'0" (3.38m max x 3.05m)

Double radiator, ceiling coving, staircase rising to first floor landing (with stairlift which seller advises is in need of service) and UPVC double-glazed window with view of the rear garden.

Bedroom 1

11'9" x 11'1" (3.58m x 3.38m)

Radiator, ceiling coving and UPVC double-glazed window to the front.

Shower Room/WC

A modern wet room style shower room with close-coupled WC, wall mounted basin and Mira Sprint shower unit. Radiator, fully tiled walls, ceiling coving, airing cupboard with hot water cylinder and UPVC double-glazed window to the side.

First Floor Landing

Radiator, wall light points, under-eaves loft access (the loft area is mostly boarded with power socket, gas central heating boiler and lighting), doors off to:

Bedroom 2

12'2" max x 10'0" (3.71m max x 3.05m)

Radiator and UPVC double-glazed window to the rear.

Bedroom 3

10'0" x 9'10" (3.05m x 3.00m)

Radiator and UPVC double-glazed window to the rear.

Upstairs WC

Low flush WC and washbasin. UPVC double-glazed window to the side.

Outside

Front garden with six step path from the road leading to the front door and established shrubs. Side block paved driveway with parking for two cars. There is also a gentle ramped access from the driveway to the kitchen door which would assist any buyer with mobility needs. The rear garden enjoys a sunny south-easterly aspect and is a generous size and so would suit families or keen gardeners. The garden has a large paved patio and established shrubs and trees.

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.

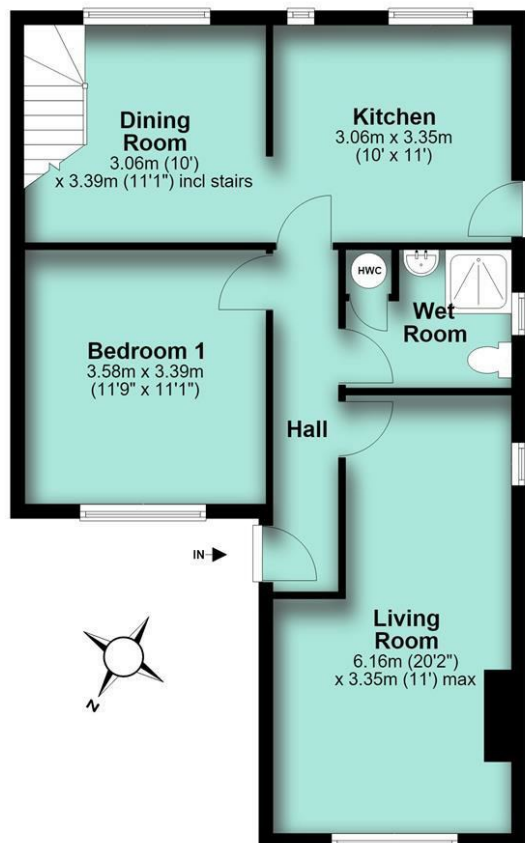




HARWOODS

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.

