



21 Hillside Road, Wellingborough
Northamptonshire NN8 4AW

£210,000 Freehold

For sale with no upward chain- a late 1930's built, bay fronted 3 bedroom end of terrace that is positioned on the edge of Wellingborough, conveniently placed for Wellingborough Train Station (providing a service to London St Pancras in under 50 minutes) Finedon Road Industrial Estate, Schools and Eastfield Park.

Featuring UPVC double glazing and gas radiator heating, the house offers sensible, well proportioned accomodation that consists of a good size hallway, bayfronted living room that opens to the dining room, galley style kitchen, 3 bedrooms (2 doubles and a single) and a bathroom. Outside there is parking at the front of the house for 2 vehicles, whilst to the rear is a good size garden with a sunny westerly facing aspect.

The house would be ideal for a first time buyer and a viewing is recommend.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Enter from the front in the hallway, stairs rising to the first floor landing and doors to the kitchen and living room/dining room.

Living Room

12'0" x 10'6" (3.66m x 3.20m)

Bay fronted front reception room that features double glazing, radiator, fitted carpet and opening to the dining room.

Dining Room

13'6" x 10'6" (4.11m x 3.20m)

Fitted carpet, inbuilt storage cupboard, door to the rear garden, opening to the kitchen.

Kitchen

10'2" x 5'5" (3.10m x 1.65m)

Refitted kitchen with base and wall mounted cupboards, freestanding oven and gas hob, plumbing for a washing machine and door to garden.

Landing

Storage cupboard, window to the side, doors to all rooms.

Bedroom 1

14'0" x 10'6" (4.27m x 3.20m)

Fitted carpet, built in wardrobes, radiator and double glazed window to the front.

Bedroom 2

12'3 x 10'6" (3.73m x 3.20m)

Fitted carpet, radiator, double glazed window to the rear. Cupboard housing the gas fired boiler.

Bedroom 3

8'10" x 5'5" (2.69m x 1.65m)

Good size single bedroom that features fitted carpet, radiator and window to the front.

Bathroom

Refitted suite with bath, wash hand basing and WC. Tile splash backs.

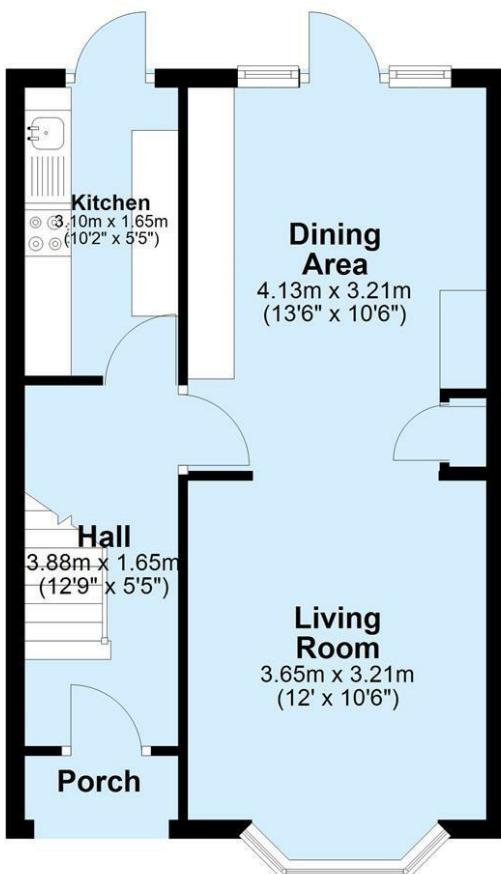
IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute 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.

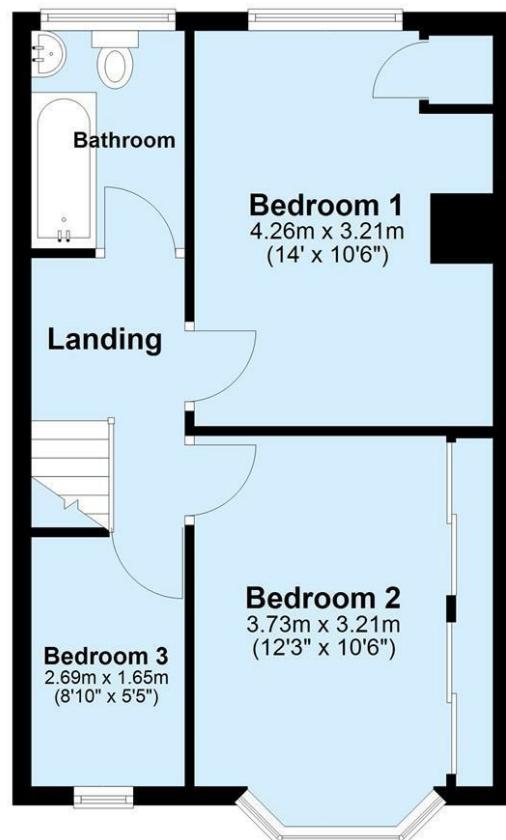




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	