



# HARWOODS

Chartered Surveyors & Estate Agents

21 Silver St, Wellingborough  
Northamptonshire NN8 1AY  
[www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)  
T : 01933 278591  
E : [res@harwoodsproperty.co.uk](mailto:res@harwoodsproperty.co.uk)



16 Britannia Gardens, Wellingborough, NN8 1BG

£950 PCM

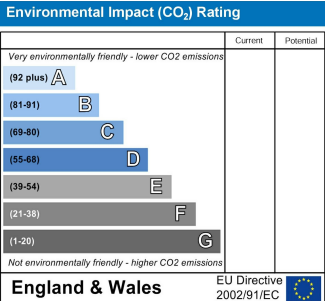
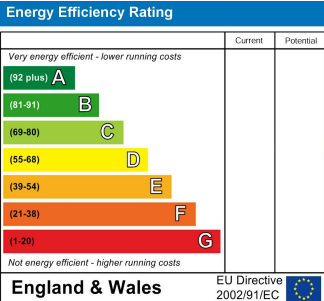
# 16 Britannia Gardens, Wellingborough, NN8 1BG

A nicely presented two-bedroom end-terrace home with allocated off-road parking for two cars, ideally positioned in a convenient residential location within easy walking distance of Wellingborough mainline railway station and GXO Logistics.

The property offers well-balanced accommodation comprising an entrance hall, fitted kitchen, and a comfortable lounge with stairs rising to the first floor. Upstairs there are two bedrooms and a family bathroom. The home is offered unfurnished and is available immediately.

One of the key features of this property is its excellent location for commuters. Wellingborough railway station is within a short walk and provides direct Midland Main Line services to London St Pancras, making the property ideal for those travelling into London or surrounding towns for work. The nearby road network also offers convenient access to the A45, A14 and M1.

The property is also well located for employees working at GXO Logistics and the wider Park Farm Industrial Estate, both of which can be reached on foot, offering a practical option for local workers seeking accommodation close to their place of employment.



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.

