HARWOODS
Chartered Surveyors & Estate Agents







26 Abbey Road, Northants
NN8 2JP

£220,000 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

The Property Ombudsman
RICS

26 Abbey Road, Northants, NN8 2JP

For sale with no upward chain; a mature three-bedroom semi-detached house, situated less than half a mile from Wellingborough town centre and conveniently placed for local shops, schools and Croyland Park. Wellingborough Railway Station is just over a mile away and provides services to London St Pancras in under 50 minutes.

Extended to the rear, the property offers a versatile and family-friendly layout comprising a through entrance hall, bay-fronted living room, separate sitting room opening into the dining area, refitted kitchen, downstairs WC and shower room, three well-proportioned bedrooms and a first-floor bathroom.

Outside, a block-paved driveway provides off-road parking to the front, whilst to the rear is a generous, established garden enjoying a westerly aspect.
Whilst the property would benefit from some updating, it offers excellent potential and already benefits from gas radiator heating and UPVC double glazing. Harwoods hold keys for accompanied viewings.

The Accommodation comprises:
(Please note that all sizes are approximate only).

Entrance Hallway
Entered via a double-glazed front door. Spacious through hallway with doors leading to both reception rooms and the kitchen.

Living Room
10'7" x 11'11" (3.23m x 3.63m)
Bay fronted reception room that features fitted carpet, double glazed window, radiator and fire place with stone mantle piece and hearth.

Sitting Room
11'10" x 10'10" (3.61m x 3.30m)
Versatile reception room that flows nicely on to the rear dining room extension. The room offers laminate flooring and radiator.

Dining Area
10'9" x 7'3" (3.28m x 2.21m)
Enjoying a pleasant outlook over the rear garden, the extension changes the dynamic of the ground-floor accommodation, creating a bright and versatile dining space. Featuring laminate flooring and a radiator, patio doors open onto the garden and allow plenty of natural light into the room.

Kitchen
8'7" x 7'2" (2.62m x 2.18m)
Galley-style kitchen fitted with a range of base and wall-mounted cupboards, pull-out drawers, worktops, stainless-steel sink and drainer, electric hob, oven, tiled splashbacks and plumbing for washing machine. Double-glazed window to the side and door to the WC/shower room.

WC and shower Room
WC, double glazed window, shower cubicle, radiator, door to the side leading to the rear garden.

Landing
Carpeted landing with double glazed window to the side, doors to all rooms and loft hatch.

Bedroom 1
10'10" x 12'0" (3.30m x 3.66m)
Lovely sized main bedroom that features fitted carpet, radiator, fitted wardrobe, period fire place and double glazed window.

Bedroom 2
11'11" x 9'9" (3.63m x 2.97m)
Fitted carpet, radiator, double glazed window to the rear.

Bedroom 3
8'10" x 8'4" (2.69m x 2.54m)
Well-proportioned bedroom that features fitted carpet, double glazing and radiator.

Bathroom
Panelled bath with mixer shower, splash backs, WC and wash hand basin. Overstairs storage cupboard.

Front Garden & Driveway
Block paved driveway providing off road parking and side gate leading to the rear garden.

Rear Garden
Enjoying a sunny, westerly aspect, the garden is a generous length and laid mainly to lawn. The garden is established, offers a good degree of privacy and provides plenty of potential. Gravelled area adjoining the property.

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.

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.





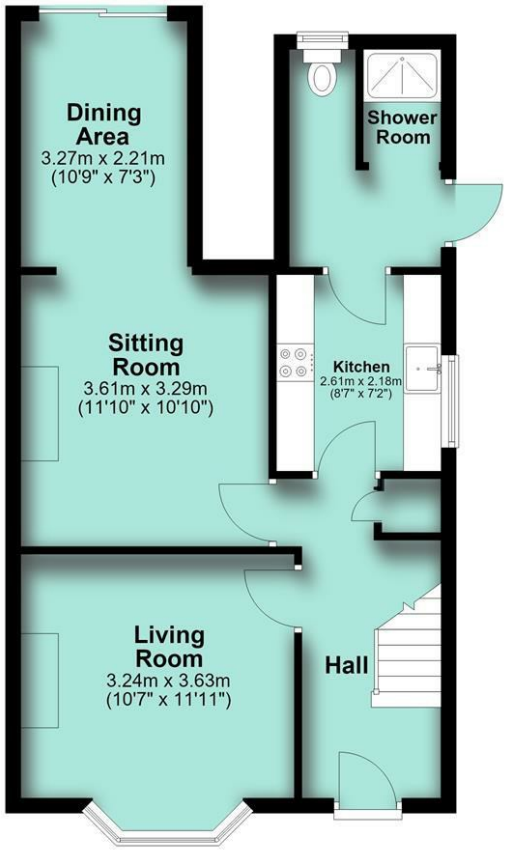




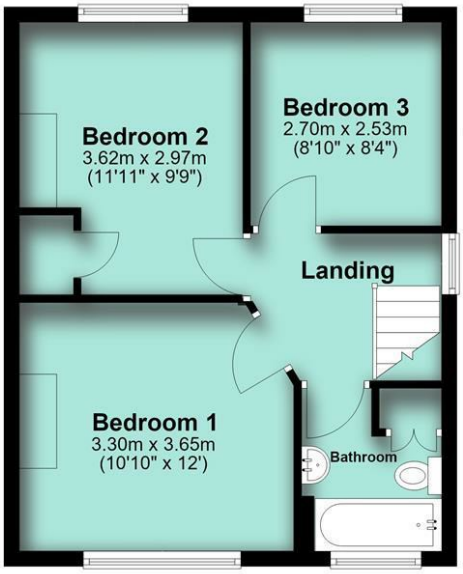


HARWOODS
Chartered Surveyors & Estate Agents

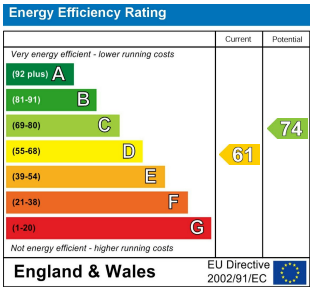
Ground Floor

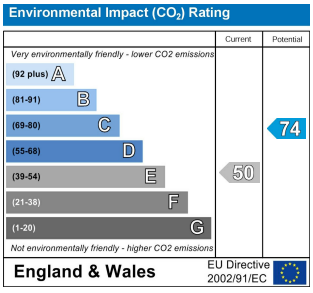


First Floor



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.





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

The Property Ombudsman
RICS