



Bill Wych & Co Estate Agents are delighted to offer this 2 bedroom property for sale. Located in a desirable area of Wellingborough off the junction of Harrowden Road and Hatton Park Road.

The accommodation comprises of an entrance hall, inner hallway, living adjoining dining room and a spacious kitchen. The first floor landing gives access to 2 double bedrooms, a store cupboard, separate w/c and a well fitted shower room. The property benefits further from double glazed window units, a radiator central heating system and a low maintenance rear garden.



## In Brief

- Chain Free
- Desirable Hatton Park Location
- Close to Town Centre & Train Station
- Close to Schools, Parks & Playing Fields
- Easy Access to A45 Dual Carriageway Giving Access to M1 Junction 15 and Rushden Lakes Leisure & Retail Park
- UPVC Double Glazed Windows
- Gas Radiator Central Heating
- Rear Garden

### Entrance Porch

Door leading to inner hallway

### Inner Hallway

Staircase to first floor landing and door to living/dining room

### Living/Dining Room

UPVC double glazed window units to front and rear aspects, radiator, TV point, under stair store cupboard, door to kitchen.

### Kitchen

Radiator, UPVC double glazed windows, wall mounted cupboards, drawers, roll top work surfaces, inset sink, drainer and mixer tap, tiled splash backs, UPVC double glazed door to rear garden, storage cupboard.

### First Floor Landing

Doors to storage cupboard, shower room, separate w/c and two bedrooms

### Master Bedroom

UPVC double glazed window unit to front aspect

### Bedroom 2

UPVC double glazed window to rear aspect

### W/C

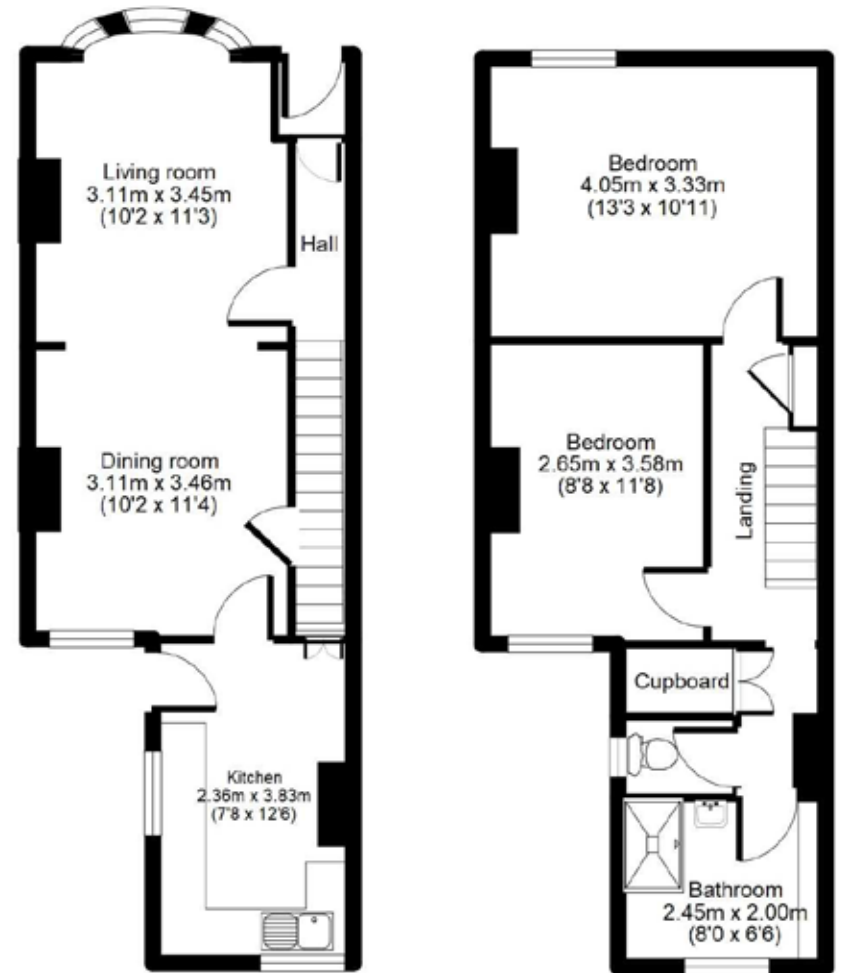
w/c with pan seat and cover

### Shower Room

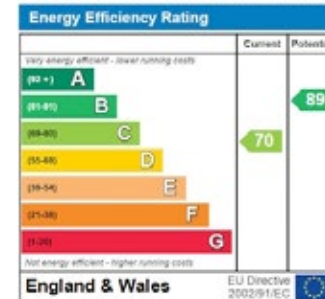
UPVC obscure double glazed window to rear aspect, double tray shower cubicle, wall mounted shower unit, fully tiled shower area, and splash backs, wash hand basin.

### Rear Garden

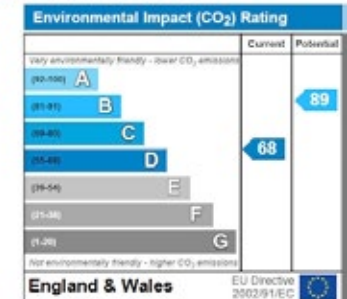
Timber fence boundaries, paved area, rear gate, gravel borders.



This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency, based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



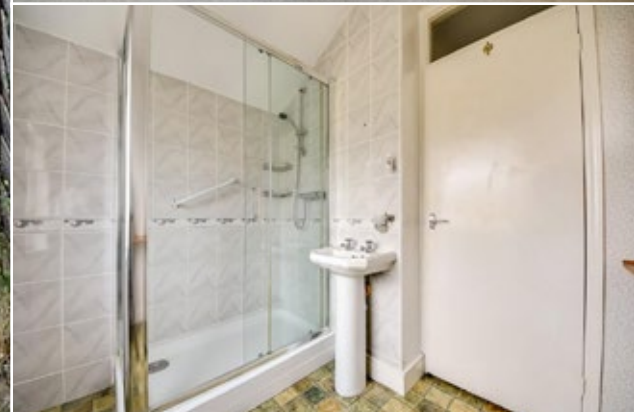
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Please note: Some images have been taken using a wide-angle lens.



**£156,500**

*Love to live here?*

📞 01933 226707 ✉ [info@billwych.co.uk](mailto:info@billwych.co.uk) 🌐 [www.billwych.co.uk](http://www.billwych.co.uk)  
📍 26c Sheep Street | Wellingborough | Northants | NN8 1BS

Bill Wych & Co Limited | Registration No. 7225681 | VAT No. 990 6841 80



[www.billwych.co.uk](http://www.billwych.co.uk)