

**Mike  
Neville**  
**ESTATE AGENTS**







**14 Whitworth Road,  
Wellingborough,  
Northamptonshire, NN8 1QQ**  
**Offers in excess of £195,000**  
**Freehold**



Situated in the heart of Wellingborough is this very well presented and modernised three bedroom Victorian end of terrace home providing fantastic, close by road and rail links, with direct access to the Town Centre and all local amenities also. This delightful property is certainly conveniently located. Boasting three bedrooms and a first floor bathroom, landing, porch, hall, through lounge / dining room and a generous kitchen, whilst externally you will find a fully enclosed, large, well maintained, south easterly facing mature rear garden. This property would make an ideal first time purchase, family home or indeed buy to let investment purchase and, with this in mind, an immediate viewing is highly advised.

- **Close to both Wellingborough Station and the Town Centre**
- **Ideal First Time Purchase, Family Home or Buy to Let Investment Opportunity**
- **Spacious End of Terrace Home of some 963.2sqft (89.5sqm)**
  - **PVC Double Glazing and Gas Radiator Central Heating**
- **South Easterly Facing Rear Garden, well maintained and with all-day Sunlight**
- **All Local Amenities also within Walking Distance**
- **Viewing Highly Advised**
- **Three Bedrooms and a First Floor Bathroom / WC**
- **Many Improvements over the Years**
- **Energy Efficiency Rating - D63**





## Further Important Information

Our vendor client has redecorated a number of rooms throughout the property within the last 18 months, as well as having new carpets to the stairs and first floor rooms.

Our vendor client has also used insulated wall paper to the interior of some of the external walls of the property, which they have advised has helped to better insulate the property and reduce their utility bills.

Part of the roof to the rear was re-tiled in 2020.

A new front door was installed in 2022.

New PVC double glazed windows (except bathroom and kitchen) to 6 windows, tilt and turn.

All internal doors have been re-aligned, re-filled and re-painted also.

Top of the range gas fired Worcester combination boiler, installed in 2019.

All of the bedrooms have fitted black-out blinds, included within the sale. They are light and heat reflective so help keep the house cool in the summer and warm in the winter, as well as the standard light-stopping benefits.

Had 4 chimney caps installed.

## Location

Whitworth Road can be found off Elsdon Road and Talbot Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

A

## Energy Rating

Energy Efficiency Rating - D63

Certificate number - 0419-6127-1002-0294-3702

## Accommodation

### Ground Floor

### Porch

### Hall

**Lounge 11'3" x 11'5" (3.43m x 3.49m)**

**Dining Room 12'4" x 11'9" (3.75m x 3.59m)**

Maximum measurement.

**Kitchen 14'10" x 8'7" (4.53m x 2.61m)**

Plus under stairs cupboard.

Space for tall fridge/freezer.

Space and plumbing for washing machine.

Space and plumbing for dishwasher.

Space for further under counter white good.

Space for freestanding cooker.

Top of the range wall mounted gas fired Worcester combination boiler installed in 2019, serving the hot water and central heating.

### First Floor

## Landing

Loft access.

**Bedroom 1 11'3" x 14'11" (3.43m x 4.54m)**

**Bedroom 2 12'5" x 9'6" (3.78m x 2.89m)**

**Bedroom 3 6'10" x 8'9" (2.08m x 2.66m)**

Plus door recess.

## Bathroom / WC

Panelled bath, pedestal wash hand basin and low flush wc.

## Outside

### Front

Access through the adjacent alleyway to side, which is gated and locked and provides access to other properties. This provides a secure, private access.

### South East Facing Rear Garden

A large, mature, fully enclosed rear garden with good size patio area leading on to an established area of lawn, with planted borders. Gated access through from adjacent alleyway to side, which itself is gated and locked and provides access to other properties. This provides a secure, private access. Large garden shed.

### N.B.

We have been advised by our vendor clients that underpinning works were completed in 25/09/1991. Our vendor client has commented further to say that no issues or further movement were found when they purchased the house 23 years later, after the work was carried out.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

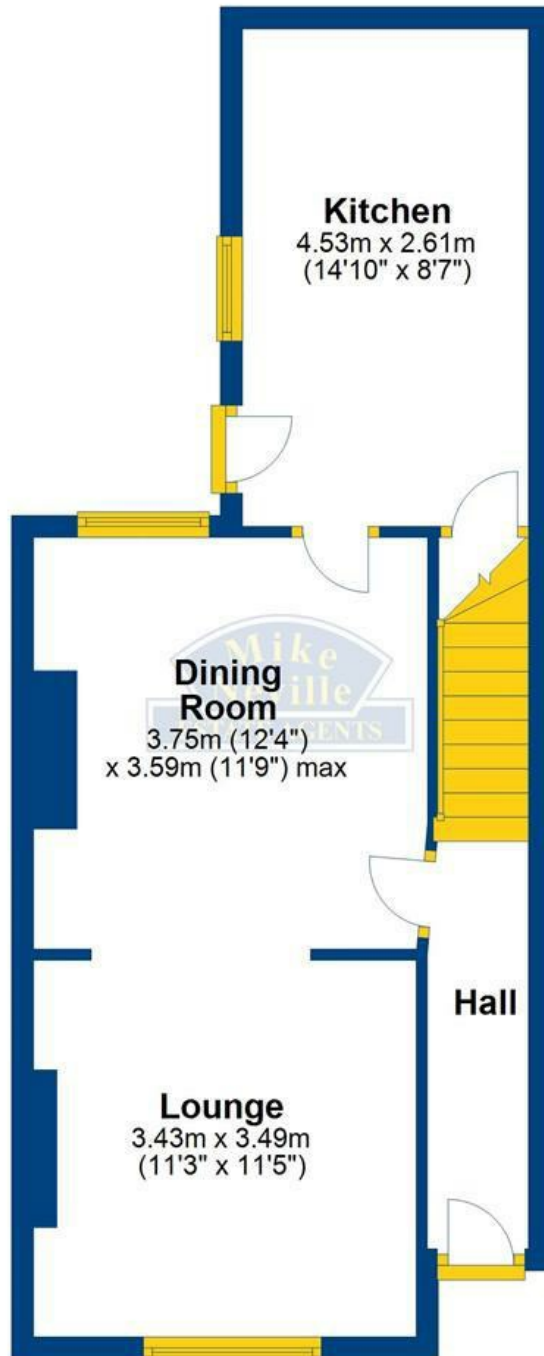






## Ground Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



## First Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



Total area: approx. 89.5 sq. metres (963.2 sq. feet)























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