



21 Carnelian Avenue, Wellingborough Northamptonshire NN8 6DL £250,000 Freehold

We are delighted to offer for sale this well presented modern end of terrace house, with two off road parking spaces, being situated within this fantastic new build community, known as Glenvale Park. The location features a host of recreational areas, parks, a nursery and primary school, as well as a parade of shops and amenities, including a Co-Op and a drive-through Betwitched coffee shop. The property itself has been upgraded from new by the current owners, with extra electrical sockets, tiling, kitchen units and flooring, and represents an ideal first time purchase or possible buy to let investment opportunity.

- Situated within a superb new build community featuring an array of shops, school, amenities and recreational facilities
- Easy access to the A509 for access to the A14 and A45
- Built in BT & Hyperoptic WIFI
- Ground floor cloakroom
- Upgraded facilities throughout by the current owners
- Co-op and a drive-through Betwitched Coffee Shop on the estate, with further shops & a gym, opening soon
- Multiple green spaces, parks and playing fields within close walking distance
- New Primary School within immediate walking distance opened in 2024
- Off road parking for two vehicles
- Energy Efficiency Rating - B83

Location

Carnelian Avenue is situated off of Cheyne Avenue, which in turn is located off of Niort Way (A509). Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - B83

Certificate number - 8290-4816-0032-1098-3023

Accommodation

Ground Floor

Hall

Lounge 13'9" x 10'5" (4.19m x 3.17m)

Media panel on wall as standard.

Additional power points and additional tv point added by the current owners.

Kitchen / Dining Room 13'6" x 13'7" (4.12m x 4.13m)

Maximum measurement, plus under stairs cupboard.

Featuring an upgraded kitchen from new, finished in a dark grey colour, and benefiting from base, wall and drawer units.

1 1/2 bowl stainless steel sink unit.

Built in oven, gas hob and extractor hood.

Built in fridge/freezer.

Built in dishwasher.

Built in washing machine.

Wall mounted gas fired Ideal Logic combination boiler.

Double doors opening to rear garden.

Ground Floor Cloakroom / WC

Modern white suite comprising a low flush wc and pedestal wash hand basin, finished off with upgraded half tiled surrounds.

Landing

Loft access.

Bedroom 1 10'2" x 13'7" (3.10m x 4.13m)

Additional power points and tv point added by the current owners.

Bedroom 2 9'7" x 10'5" (2.93m x 3.17m)

Minimum measurement, plus recess, door recess & useful bulkhead storage cupboard.

Additional power points and tv point added by the current owners.

Bathroom / WC

Modern white suite comprising a low flush wc, pedestal wash hand basin and panelled bath with a hand shower set over, finished off with upgraded full tiled surrounds and a heated towel rail.

Outside

Front

Small planted frontage, with a path from the parking to the front door and rear garden.

Driveway Parking

For two vehicles, directly in front of the property.



Rear Garden

A virtually fully lawned rear garden with an attractive feature retaining wall surrounding the majority of the garden, with gated access through to the front. Additionally, there is a small patio area outside the rear double doors from the kitchen, and a path that links through to the gated access, which also allows for storage for bins. Useful storage shed at the rear of the garden. Outside power point, external light and garden tap.

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

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.

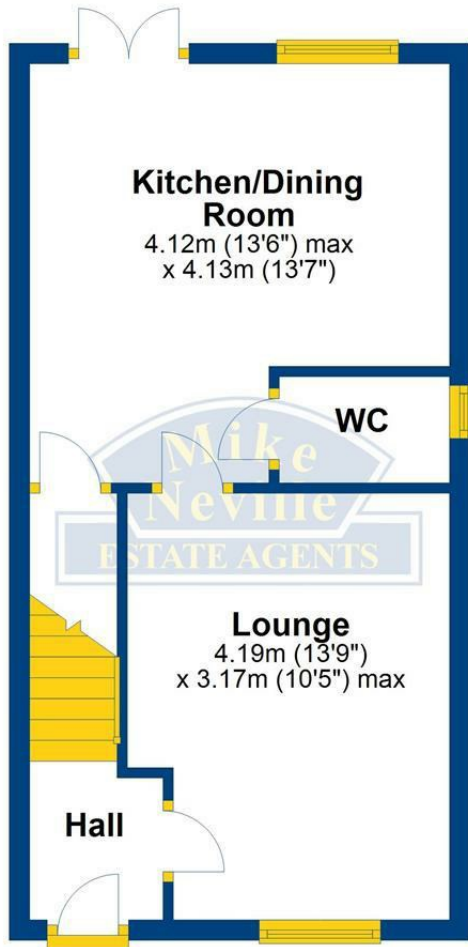
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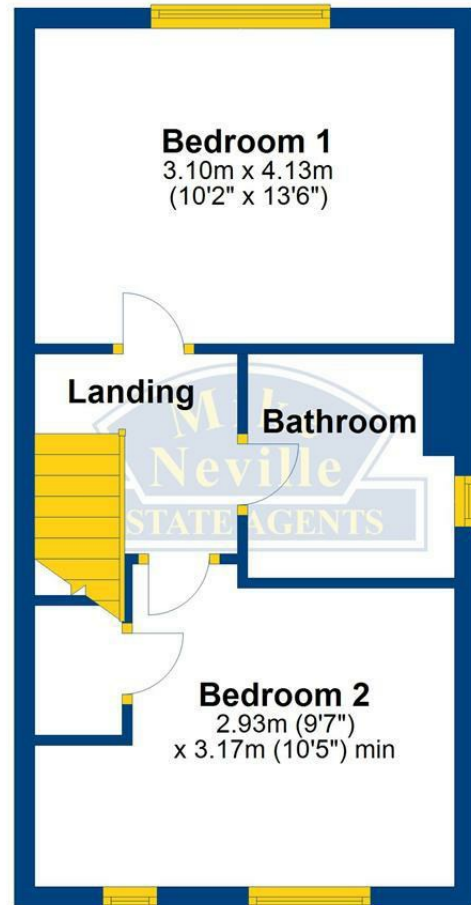
Ground Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 69.5 sq. metres (748.3 sq. feet)