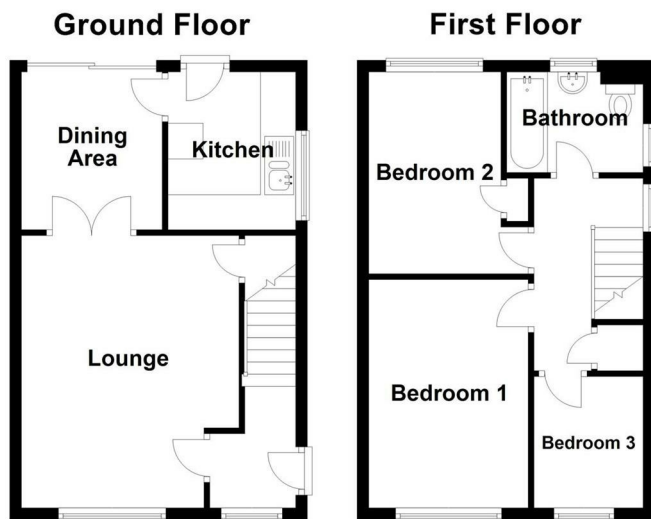


retail options within the town centre. Residents benefit from excellent leisure facilities such as parks, gyms, and the well-regarded Waendel Leisure Centre, along with a selection of cafes, restaurants, and pubs. The town also provides strong transport links, with a direct train service to London St Pancras and easy access to the A45 and A14, making it ideal for commuters.

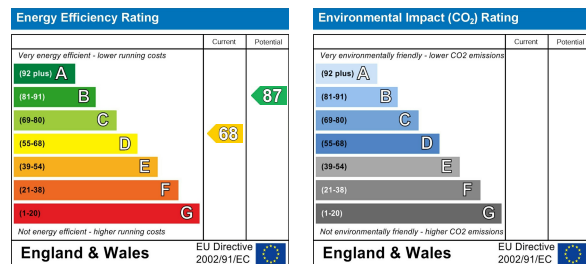
### HOW TO GET THERE

From Wellingborough Town Centre, proceed in a northerly direction on the High Street, turning left onto Broad Green. Continue on Hardwick Road heading out of the town towards Park Farm Industrial Estate. Before the first roundabout, turn right onto Vicarage Farm Road and then left onto Sywell Avenue. Follow the road to the right, where the property can be found on the left-hand side.



Not to scale. For illustrative purposes only

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## 25 Sywell Avenue, Wellingborough, Northampton, Northamptonshire, NN8 5BZ



### Asking Price £230,000 Freehold

This well-presented three-bedroom home is offered to the market with no upper chain, making it an ideal purchase for first-time buyers, families, or investors alike. The property is conveniently situated on the North West side of Wellingborough, close to Hatton Park. This home features a spacious lounge leading through to a dining area with direct access to the rear garden, alongside a fitted kitchen and three well-proportioned bedrooms, all complemented by a family bathroom. Externally, the house benefits from a generous rear garden, off-road parking for multiple vehicles, and a single garage, providing both practicality and excellent outdoor space.

# 25 Sywell Avenue, Wellingborough, Northampton, Northamptonshire, NN8 5BZ

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Entered via uPVC front door, there are stairs rising to the first floor and a door leading to:-

#### LOUNGE

15'04 x 12'03

With a floor to ceiling casement window to the front elevation there is carpet fitted and a wood surround artificial fireplace. Double doors lead to:-



#### DINING ROOM

8'11 x 7'11

Upvc sliding doors to the rear garden, carpet continues from the lounge. There is an opening leading to:-



#### KITCHEN

8'10 x 7'2

Fitted with a range of floor and wall mounted cabinets.

There is an intergrated stainless steel sink overlooking a window to the side elevation, electric oven and hob with space for appliances. There is a further door leading to the rear garden.



### FIRST FLOOR

#### LANDING

Doors to:-

#### BEDROOM ONE

12'10 x 9'03

Windows to the front elevation there is space for a double bed and carpet fitted.



#### BEDROOM TWO

11'06 x 7'05

Windows overlooking the rear garden there is space for a double bed, access to a storage cupboard and carpet fitted.



#### BEDROOM THREE

7'05 x 6'02

Window to the front elevation with carpet fitted.



#### BATHROOM

8'00 x 5'08

Suite comprising bath with shower over, WC and hand wash basin with a window to the rear elevation.



## OUTSIDE

### REAR GARDEN

The rear garden is mainly laid to the lawn with a paved patio offering pedestrian access to:-



### DRIVEWAY

The driveway to the side offers off-road parking for several vehicles.



### GARAGE

A single garage with an up and over door to the front.

### SERVICES

Mains gas, water and electric are connected. None of these have been tested.

### COUNCIL TAX

North Northamptonshire Council - Band C

### LOCAL AMINITIES

Wellingborough offers a great range of amenities, including a variety of supermarkets, independent shops, and popular

For further information on viewing call 01604 230222