



Total area: approx. 92.3 sq. metres (993.9 sq. feet)



15 Archfield, Wellingborough, Northamptonshire, NN8 4HH

£235,000

A RARE OPPORTUNITY ! Archfield is a small and sought after mews style development which is a short walk away from Wellingborough town centre and many other local amenities. Benefits include: The addition of a spacious conservatory, smart refitted kitchen and bathroom, UPVC double glazing, gas radiator central heating, ground floor WC and one allocated parking space. To the rear is a pleasant garden which has been re-designed to be low maintenance with a paved patio, artificial grass and a handy storage shed. Properties in Archfield are often very popular so we urge your immediate interest.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

Note\*\*\* This is a freehold property but there is a yearly maintenance fee of £500 per year.





Entrance Hall  
 Ground Floor WC  
 Kitchen/Diner  
 13'6 x 11'1  
 Lounge  
 17'1 x 11'3  
 Conservatory  
 15'2 x 9'5  
 Landing



Bedroom 1  
 13'6 x 9'7  
 Bedroom 2  
 11'4 x 10'1  
 Bedroom 3  
 8' max narrowing to 5'11 x 6'9  
 Bathroom  
 7'9 x 6'4



Tenure: Freehold  
 Council Tax Band: C

Viewing strictly by  
 appointment with  
 Hawksbys on 01933  
 724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.  
 Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.  
 Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.  
 Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.**  
 Life Assurance usually required.

**AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.**

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

