



Total area: approx. 111.0 sq. metres (1194.3 sq. feet)



149 Gold Street, Wellingborough, NN8 4EG

£295,000

SPACIOUS & EXTENDED FAMILY HOME WITH 3 DOUBLE BEDROOMS! Situated in a popular Wellingborough location close to Sir Christopher Hatton School and within walking distance of Wellingborough town centre is this double bay fronted family home which has so much to offer from the LARGE BLOCK PAVED DRIVEWAY to the VERY LARGE REAR GARDEN. Further benefits include: 3 Reception areas, spacious kitchen/breakfast room, UPVC DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, 3 DOUBLE BEDROOMS and bathroom with roll top bath and separate shower enclosure. To the front is a blocked driveway providing great off road parking. To the rear is a fantastic family garden which has been completely re-designed with lots of investment. The garden is nicely separated into different areas including a large block paved patio, a timber decking seating area and majority of the garden is made up of artificial grass which is ideal for children to play sports and play safely. At the bottom of the garden is a substantial timber home office/gym measuring 6m x 3m with power and light. This home really is must view to appreciate everything it has to offer!! CALL HAWKS BYS NOW TO ARRANGE A VIEWING 01933 22 44 44



Porch
Entrance Hall
Lounge
13'2 x 12'9
Sitting Room
11'4 maximum x 11'1
Dining Room
8'5 x 7'6
Utility Area
7'9 x 7'8
Kitchen/Breakfast Room
15'7 x 8'5



Storage
Landing
Bedroom 1
13'2 x 12'10 maximum
Bedroom 2
11'4 x 11'3 maximum
Bedroom 3
13'1 x 7'9 maximum
Bathroom



Tenure: Freehold
Council Tax Band:
Viewing strictly by appointment with Hawksbys on 01933 224444



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!

