



Total area: approx. 845.9 sq. feet



16 Pytchley Rise, Wellingborough, Northamptonshire, NN8 3LA

£240,000

This 3 bedroom modern terraced home is extremely well cared for by the present owners and is being sold with good decoration and good quality floor coverings throughout. Further benefits include: Spacious lounge/diner, Gas radiator central heating, 3 bedrooms, a modern refitted kitchen and a smart white 3 piece bathroom suite. To the rear is a pleasant enclosed garden which is mainly laid to lawn with a patio area and timber shed. Pytchley Rise is convenient for weavers school and within walking distance from the town centre and many other local amenities.

THIS HOME IS OFFERED FOR SALE WITH NO UPWARD CHAIN

CALL HAKWSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: C



Porch

Hall

Lounge/ Diner
12'8" x 11'7" + 11'2" x 8'3"

Kitchen
10'8" x 8'11"

First Floor landing

Bedroom 1
11'8" x 9'6" + door lobby

Bedroom 2
11'8" max x 9'7" + door lobby

Bedroom 3
8'1" x 7'10" max inc fitted wardrobes

Bathroom



Tenure: Freehold
Council Tax Band: C

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 ITS 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!

