



TOTAL AREA: APPROX. 84.0 SQ. METRES (904.4 SQ. FEET)



293 Kiln Way, Wellingborough, NN8 3TW

£195,000

OFFERED TO THE MARKET WITH NO CHAIN ! This 3 bedroom end of terrace property is situated in the Queensway area of Wellingborough and has been greatly improved by the current owners in recent years. Benefits include: Modern & stylish refitted kitchen & bathroom, UPVC double glazing, Gas radiator central heating with modern combination boiler, 3 good sized, well proportioned bedrooms and good quality floor coverings and interior decor throughout. The accommodation briefly comprises of: Entrance hall, Ground floor WC, kitchen, lounge/diner. Upstairs there are 3 bedrooms and bathroom. To the front is a lawn garden enclosed by hedges and steps to the entrance door. To the rear is a pleasant family garden which is laid to lawn with a patio area, timber shed and gated rear access. We believe this property is a great first time buy or buy to let investment.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 224444

EPC Rating: C



Entrance Hall

Ground Floor WC
5'5 x 2'5

Kitchen
11'3 x 11'

Lounge/Diner
21'10 x 11'11 max

First Floor Landing

Bedroom 1
12'4 x 10'5

Bedroom 2
12'2 x 9'2

Bedroom 3
10'2 x 6'6

Bathroom
6'6 x 5'5

Store Room
5'5 x 3'3



Tenure: Freehold
Council Tax Band: A

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!

