

hawksbys
service & people you trust



55 Vivian Road, Wellingborough, NN8 1JJ

£1,150



3



2



2





£1,150

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Wellingborough, NN8 1JJ

A GREAT NEW RENTAL PROPERTY! Ideally located only short walk away from Wellingborough railway station and the town centre is this spacious Victorian home. This large rental property has recently had some refurbishment works done and its presented in great condition. Benefits include: Ground floor shower room as well as an upstairs bathroom, 2 generous reception rooms, large kitchen/breakfast room, 3 double bedrooms, UPVC double glazing and gas radiator central heating. To the rear is a good sized family garden which is mainly laid to lawn.

PLEASE CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Lounge 12'2 max x 12'2 (3.71m max x 3.71m)

Dining Area 12'6 max x 11'10 (3.81m max x 3.61m)

Kitchen/Breakfast Room
24'10 max x 8'10 max (7.57m max x 2.69m max)

Ground Floor Shower Room 7'3 x 3'8 (2.21m x 1.12m)

Landing

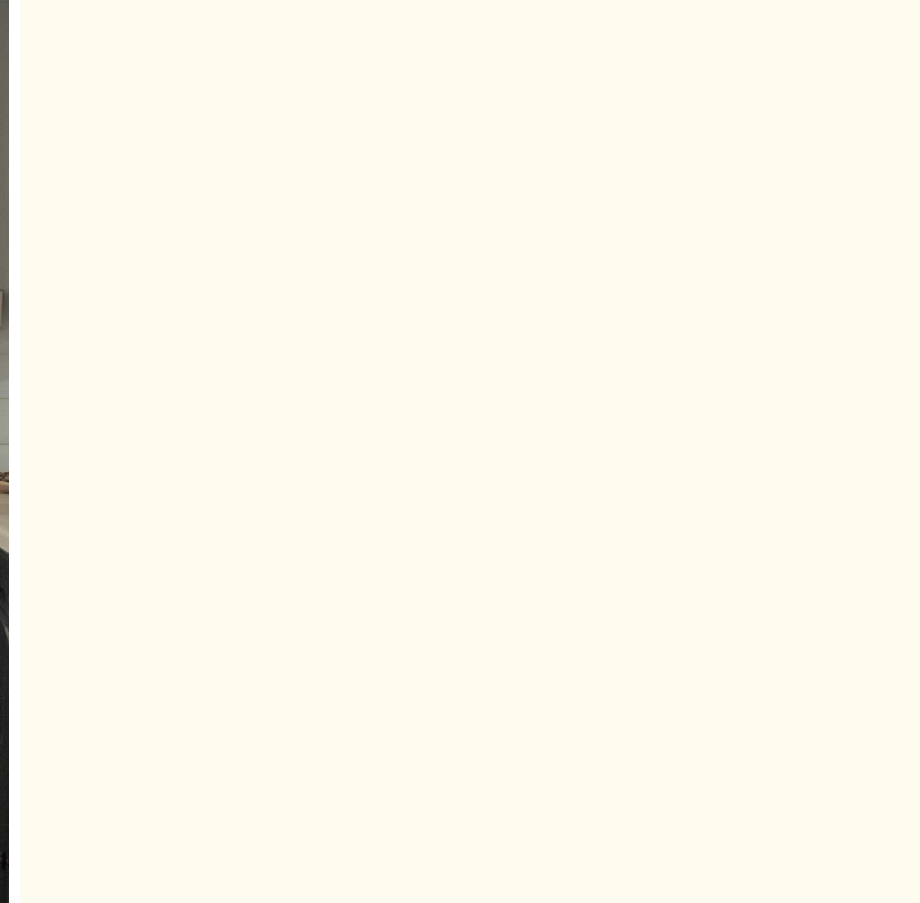
Bedroom 1 15'8 max x 12'1 (4.78m max x 3.68m)

Bedroom 2 12'1 x 10'4 (3.68m x 3.15m)

Bedroom 3 9'1 x 8' (2.77m x 2.44m)

Bathroom 5'9 x 4'7 (1.75m x 1.40m)

Separate WC 4'11 x 3'2 (1.50m x 0.97m)



Directions





Floor Plans



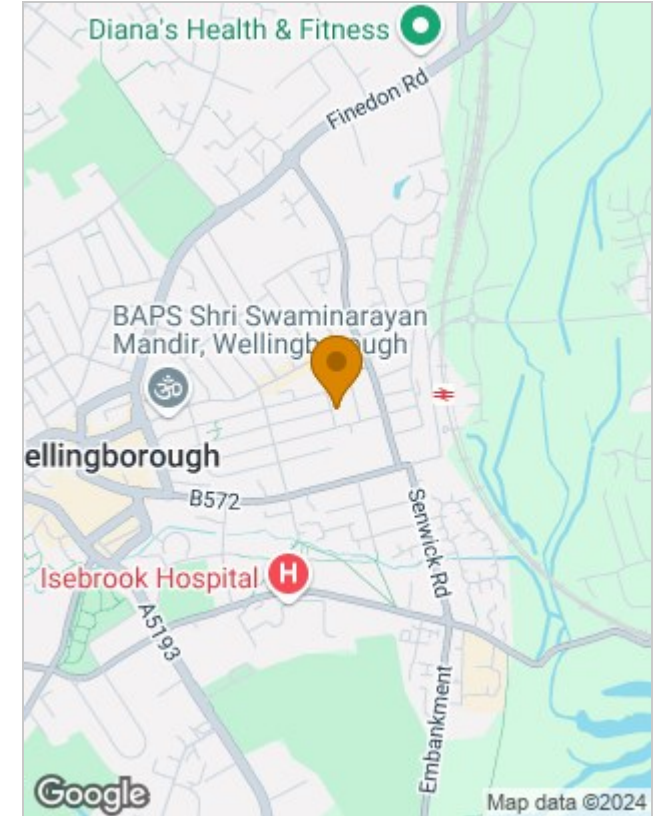
Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

32 Sheep Street, Wellingborough, Northamptonshire, NN8 1BS
Tel: 01933 224444 Email: sales@hawksbys.net

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	