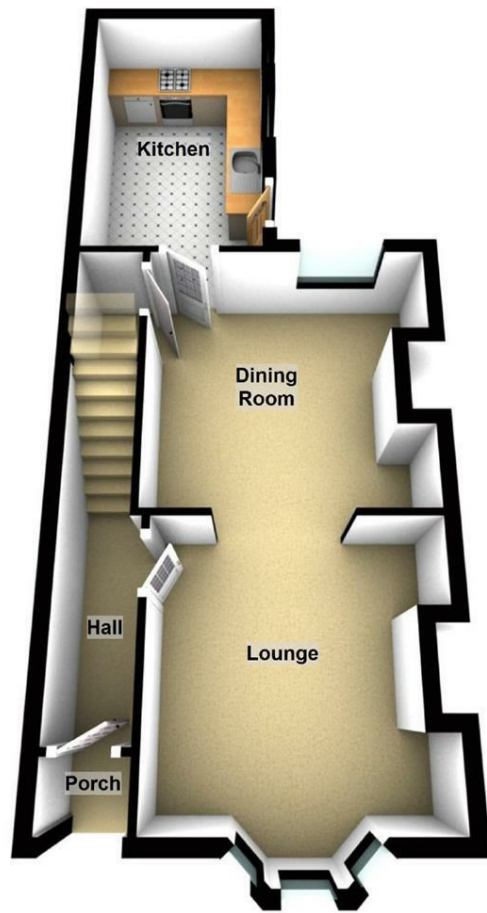


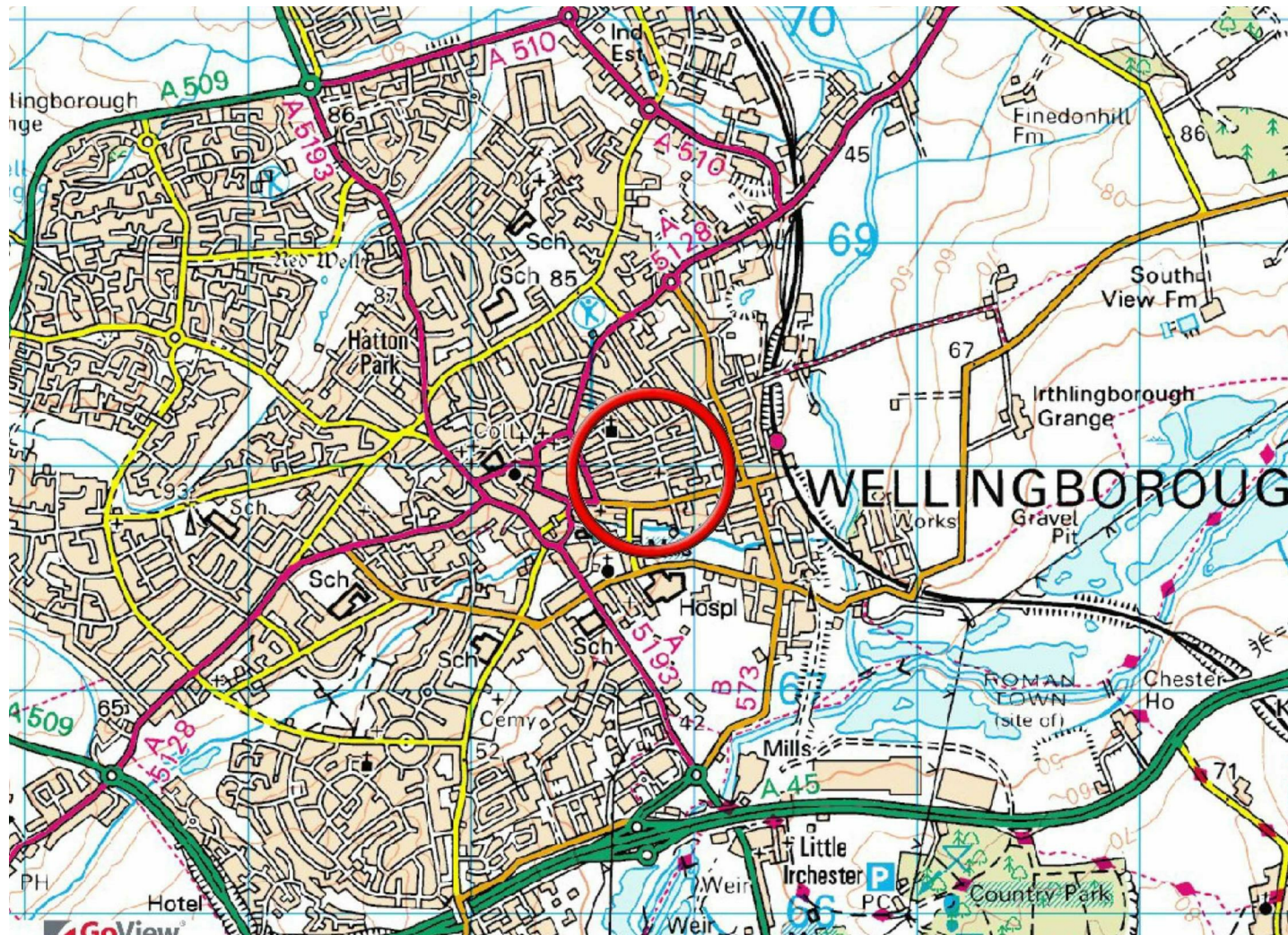
Ground Floor
Approx. 449.4 sq. feet



First Floor
Approx. 451.4 sq. feet



Total area: approx. 900.8 sq. feet



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OFFERED FOR SALE WITH NO UPWARD CHAIN ! This attractive bay fronted Victorian end of terrace home is ideally located within walking distance of Wellingborough town centre and the railway station with regular services into London St Pancras International in under an hour.

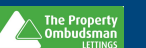
This property is well maintained and benefits include: Spacious lounge/diner, A modern kitchen & bathroom, gas radiator heating, UPVC double glazing, 2 generous double bedrooms and a study area (walk through to the bathroom). To the rear is a low maintenance courtyard style walled garden with an old open brick barn providing some shelter and storage.

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Porch
Hall
Lounge
11'5" inc chimney breast x 11'4" + bay

Dining Room
11'7" x 11'11" inc chimney breast

Kitchen
13'0" x 8'0"

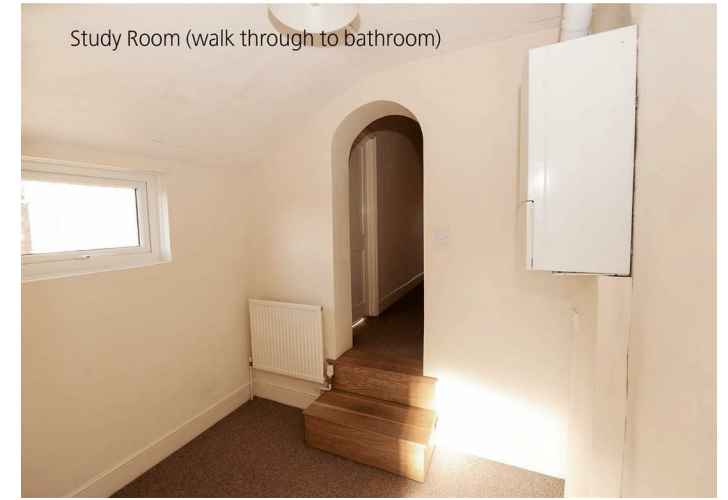
First Floor Landing

Bedroom 1
15'3" max inc chimney breast x 11'5"

Bedroom 2
11'7" x 9'1" inc chimney breast

Study Area (walk through to bathroom)
8'0" x 6'0"

Bathroom
8'0" x 6'8"



Tenure: Freehold
Council Tax Band: A

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!

