

22 Lister Road, Wellingborough, NN8 4EN

£175,000

2 Double Bedrooms & Large Bathroom ! Ideally located close to Wellingborough town centre and within walking distance of the railway station is this 2 bedroom bay fronted terraced property which is being offered for sale with no upward chain. Benefits include: UPVC Double Glazing, Gas radiator central heating with modern combination boiler, 2 double bedrooms and spacious bathroom with bath and separate shower enclosure. The accommodation comprises, entrance hall, lounge/dining area, kitchen, 2 double bedrooms and bathroom. To the rear is a pleasant enclosed garden which is laid to lawn.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Lounge  
10'5 max x 10'4 not inc bay

Dining Area  
10'9 x 10'6

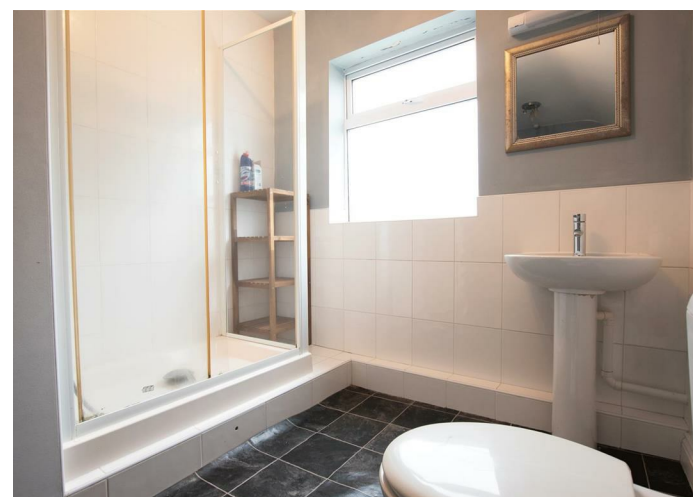
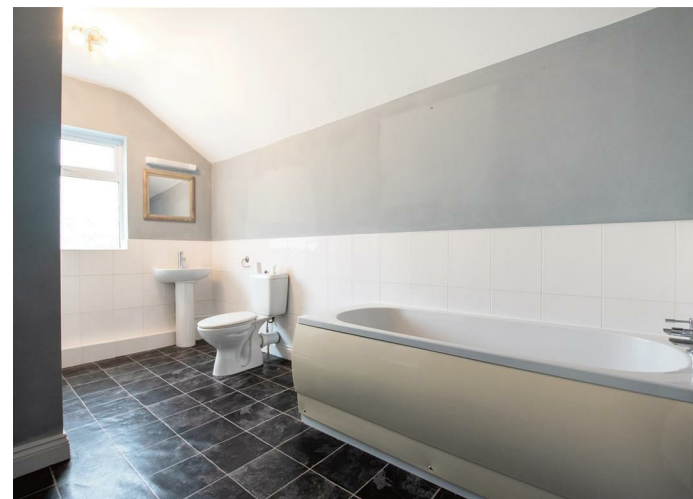
Kitchen  
12'6 x 7'5

Landing

Bedroom 1  
13'8 max x 10'3

Bedroom 2  
10'9 x 9' max

Bathroom  
12'6 x 7'5



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 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!