



Total area: approx. 59.7 sq. metres (642.9 sq. feet)



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42 Irthlingborough Road, Wellingborough, NN8 1LT

£130,000

CHAIN FREE - SPACIOUS 2 BEDROOM APARTMENT FOR SALE WITHIN CLOSE PROXIMITY TO TRAIN STATION! The accommodation briefly comprises communal entrance, entrance hall, open plan lounge area/kitchen, two double bedrooms, separate bathroom. Benefits include: Modern kitchen & bathroom fittings, UPVC DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, BATHROOM, 2 DOUBLE BEDROOMS & ALLOCATED PARKING. Overall this is a great property, ideal for someone that is looking for low maintenance accommodation within walking distance to Wellingborough town centre and the train station.

Lease Length : 108 Years

\*There is a monthly maintenance charge of £85.

EPC - C

Council Tax Band - B

CALL HAWKS BYS NOW TO ORGANISE YOUR VIEWING 01933 22 44 44



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS





### Entrance Hall

Open Plan Living Space  
18'3 max x 15'4 max

Bedroom 1

Bedroom 2

Bathroom  
8'3 x 5'10



Tenure: Leasehold  
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!

