



Total area: approx. 51.5 sq. metres (554.2 sq. feet)





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[www.hawksbys.net](http://www.hawksbys.net)



8 Riggall Close, Broughton, NN14 1PE

£214,995

NO UPWARD CHAIN ! Located in a quiet cul-de-sac in popular village of Broughton is smart and well presented two-bedroom semi-detached home with driveway and good sized rear garden. Broughton is a pleasant village with good road links, very good local amenities, school and lovely countryside walks on your doorstep. In recent years this lovely home has been greatly improved by the current owner and benefits include: Smart refitted kitchen with integrated cooking appliances, 2 double bedrooms, UPVC triple glazed windows, new central heating system with efficient combi-boiler, stylish refitted bathroom, fresh decor and good quality floor coverings. The accommodation comprises of: Entrance, living room, kitchen/diner and upstairs you will two double bedrooms & bathroom. To the front is an open plan lawn garden and driveway providing good off road parking and gated access to the rear garden. To the rear is a good sized garden which is mainly laid to lawn with walled patio area.

CALL HAWKSBY'S TODAY TO ARRANGE YOUR VIEWING 01933 22 44 44.

EPC Rating: E

COUNCIL TAX: B



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS







Tenure: Freehold  
Council Tax Band: B  
Viewing strictly by  
appointment with  
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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 a 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!

