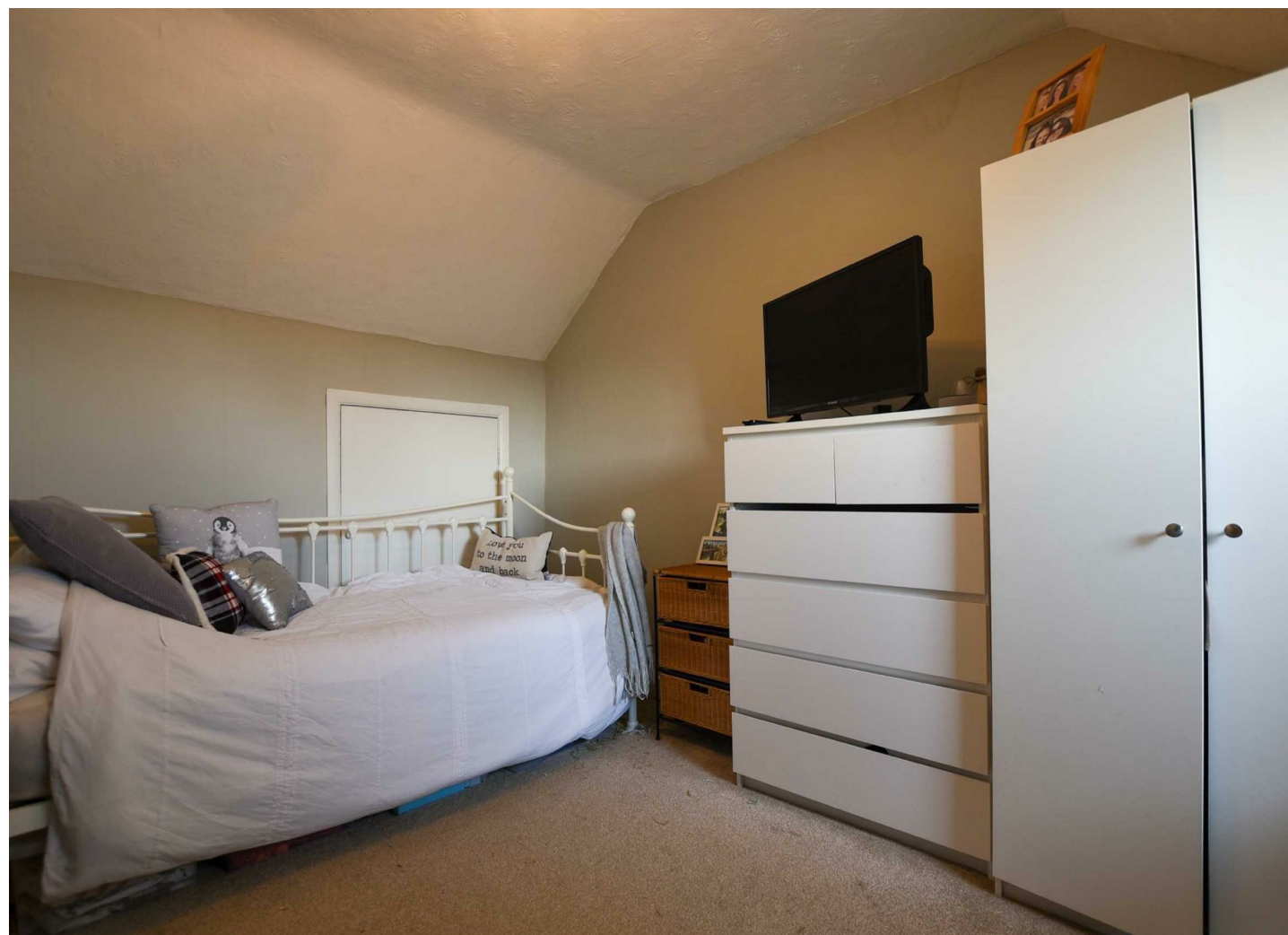


Total area: approx. 106.7 sq. metres (1148.3 sq. feet)



**hawksbys**  
service & people you trust

sales 01933 224444  
lettings 01933 222233  
[www.hawksbys.net](http://www.hawksbys.net)



26 Colwell Road, Wellingborough, NN8 1NT

£219,000

A STYLISH & SPACIOUS VICTORIAN HOME ! Ideally situated within walking distance of Wellingborough town centre and only a stones throw away from Wellingborough railway station, providing access into London St Pancras in approximately 50 minutes is this spacious 3 bedroom mid terrace home set over three storeys. The current owners have maintained the property to a high standard throughout and benefits include: Spacious open plan lounge/dining room, refitted kitchen, UPVC conservatory, 2 double bedrooms and good sized single bedroom, modern bathroom, UPVC double glazing, gas radiator central heating, quality floor coverings throughout. To the rear is a low maintenance fully enclosed garden with brick built out house with french doors with power and light, it could be a great home office or gym. To top it off, its being sold with NO UPWARD CHAIN !

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS





Entrance Hall

Lounge Area  
12'11" x 9'7" maximum

Dining Area  
12'11" x 12'11"

Kitchen  
10'9" x 6'9"

Conservatory  
7'6" x 7'3"

First Floor Landing



Bedroom 1  
15'5" x 13'0" maximum

Bedroom 3  
10'10" x 6'9"

Bathroom

Second Floor Landing

Bedroom 2  
11'5" x 8'9" minimum



Tenure: Freehold  
Council Tax Band: B

Viewing strictly by  
appointment with  
Hawksbys on 01933  
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 POSTITION 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!

