



Total area: approx. 84.3 sq. metres (907.0 sq. feet)



31 Newtown Road, Little Irchester, Wellingborough, NN8 2DX

£180,000

Located in Little Irchester on the outskirts of Wellingborough is this 3 bedroom mid terraced property, which is being offered to the market with NO UPWARD CHAIN. Little Irchester offers great road links and is only a short drive from Rushden Lakes shopping complex. This property does require some refurbishment works and suits any purchaser who is looking for a property they can improve.

This property has the following accommodation, Entrance Hall, lounge, dining area, kitchen, landing, bathroom, and three bedrooms. Externally the property has a generous size south-facing garden to the rear, which is enclosed and laid to lawn. it also features some outdoor storage.

Please call Hawksbys to arrange your viewing.

Council Tax Band B





Entrance Hall

Lounge  
10'9" x 11'5"

Dining Room  
11'3" x 11'5"

Kitchen  
11'11" x 7'4"

Bedroom 1  
14'11" x 14'11"

Bedroom 2  
11'1" x 9'4"

Bedroom 3  
5'5" x 7'4"

Bathroom



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 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!

