



Total area: approx. 89.1 sq. metres (959.6 sq. feet)



254 Minerva Way, Wellingborough, NN8 3TU

£215,000

A STYLISH 3 BEDROOM FAMILY HOME ! Situated in the Queensway area of Wellingborough is this spacious family home which has been greatly improved by the current owners in recent years. Benefits include: Modern refitted kitchen & shower room, UPVC double glazing, ground floor WC, Gas radiator central heating with modern combination boiler, 3 well proportioned bedrooms and good quality floor coverings and interior decor throughout. The accommodation briefly comprises of: Entrance hall, WC, kitchen, lounge/diner. Upstairs there are 3 bedrooms and bathroom. To the front is an enclosed lawn garden with pathway to the entrance door. To the rear is a lovely garden which is mainly laid to lawn with an artificial grass seating area, timber shed and gated rear access. This property really has been vastly improved and would make an ideal first time purchase, to top it off it is being offered for sale with NO UPWARD CHAIN !

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 224444



Entrance Hall

Ground Floor WC
5'4 x 2'5

Kitchen
10'11 max narrowing to 7'2 x 10'1

Lounge/Diner
25'5 max x 12'1 max

Landing

Bedroom 1
11'8 upto wardrobe x 12' max

Bedroom 2
12'3 x 10'3

Bedroom 3
7'10 max x 8 max

Shower Room
6'1 x 5'3



Tenure: Freehold
Council Tax Band: A

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!

