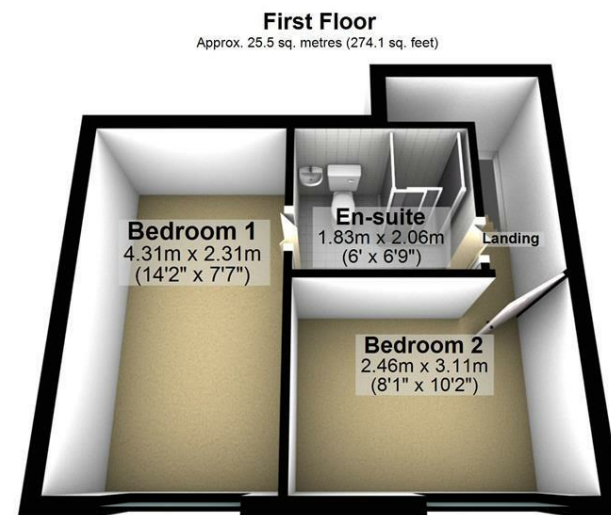
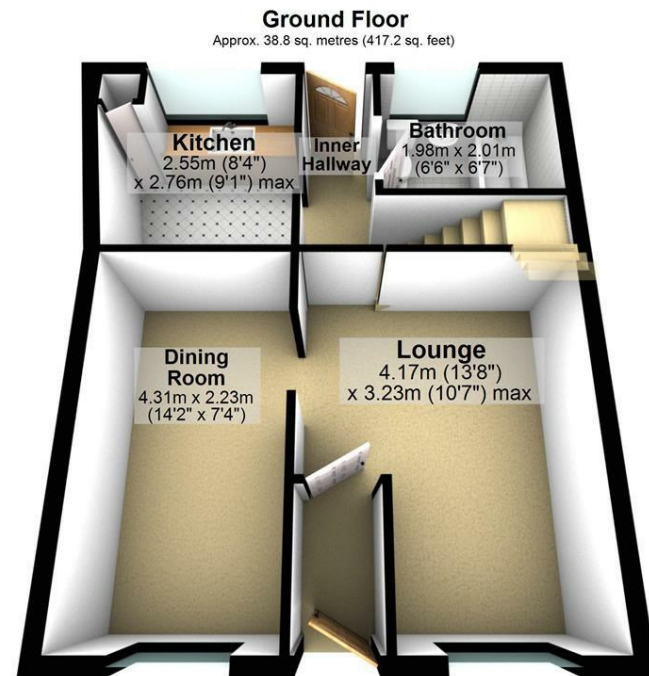




Total area: approx. 64.2 sq. metres (691.3 sq. feet)

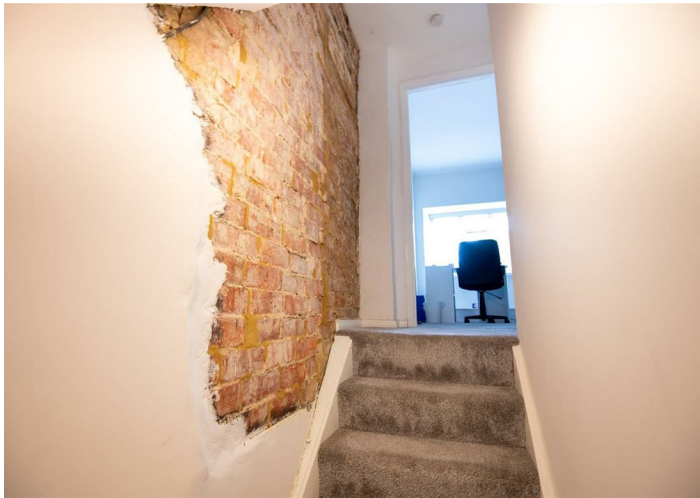


41 Broad Green, Wellingborough, NN8 4LH

£219,995

"The Old Shop" This well presented 2 bedroom grade two listed cottage is located on Broad Green at the top of Wellingborough town and is ideally located for all local amenities. Benefits include: Smart refitted kitchen with built in appliances, gas radiator central heating, 2 double bedrooms, 2 separate reception rooms, refitted shower room, downstairs bathroom, character features and a private rear garden. The accommodation briefly comprises entrance porch, lounge, dining room, rear hallway, kitchen, bathroom, two bedrooms, ensuite shower room and rear garden.

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



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!

