



206 Mill Road, Wellingborough, NN8 1QT

£159,995

NO UPWARD CHAIN ! Hawksbys are pleased to offer to the market this spacious 2 bedroom mid terrace home situated only a short walk from Wellingborough train station and the town centre. The property itself benefits from: Bay fronted Lounge, the addition of a Conservatory, utility room, 2 double bedrooms, UPVC double glazing, gas central heating and good sized rear garden. To the front of the property is a courtyard style garden with shared access leading to the rear garden. The rear garden offers some degree of privacy and leads from the conservatory to a patio area and steps down to a good sized lawn garden.

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





Entrance Hall

Lounge  
12'10" x 11'0"

Kitchen/Diner  
14'6" x 9'7"

Utility Room  
7'4" x 5'11"

Conservatory  
9'9" x 7'4"

Landing

Bedroom 1  
14'6" x 12'0"

Bedroom 2  
10'10" x 9'9"

Bathroom



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!