



58 Hemmingwell Road, Wellingborough, NN8 4UB

£204,995

A SMART FAMILY HOME ! Located on the north eastern side of Wellingborough is this well presented and spacious family home with a nice open plan feel and enclosed rear garden. The property has been nicely improved by the current owners over the years and benefits from the following: Smart & stylish kitchen/diner with range cooker, impressive refitted bathroom, UPVC double glazing, gas radiator central heating, good sized lounge, 2 double bedrooms and generous third bedroom and quality interior decor and floor coverings throughout. The accommodation you would acquire, briefly comprises of: Entrance hall, kitchen/diner, lounge, 3 good size bedrooms and a bathroom. To the rear there is an enclosed low maintenance garden which is set over 2 levels with 2 patio areas. To the front there is ample parking for all residents in the parking bays opposite. This lovely family home is being offered for sale with no upward chain which makes it an ideal purchase.

CALL HAWKSGBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Kitchen/Diner
17'4 x 8'7

Lounge
14'7 x 11'6

Landing

Bedroom 1
14'6 x 8'7

Bedroom 2
12'6 max x 6'5 max

Bedroom 3
11'5 x 5'9

Bathroom
8'1 x 5'6



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!

