



Total area: approx. 86.4 sq. metres (930.2 sq. feet)



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23 Milton Road, Little Irchester, Wellingborough, NN8 2DY

£189,995

RECENTLY REFURBISHED ! Located in Little Irchester on the outskirts of Wellingborough is this smart 2 bedroom end of terrace property which is being offered for sale with NO UPWARD CHAIN. Little Irchester offers good road links and only a short drive away from Rushden Lakes, Wellingborough train station and the town centre. This property has just been fully refurbished and is present is great condition throughout. Benefits include: Brand new full central heating system with combi-boiler, new UPVC double glazed windows & doors, smart refitted kitchen, spacious refitted shower room with large shower enclosure, 2 double bedrooms & new floor coverings and interior decor throughout. This home has the following accommodation: Entrance hall, lounge, dining area, kitchen, ground floor WC, landing, large shower room and 2 double bedrooms. Outside to the front there is a small courtyard style garden to the rear is a pleasant enclosed garden which is laid to lawn with a patio area and pathway leading to the rear entrance gate.

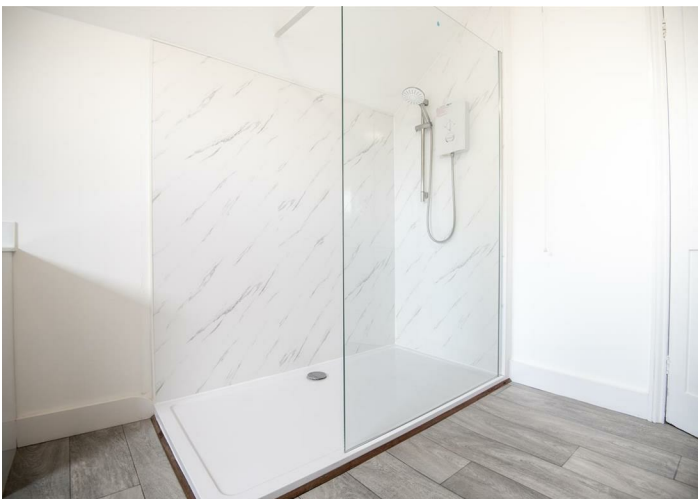
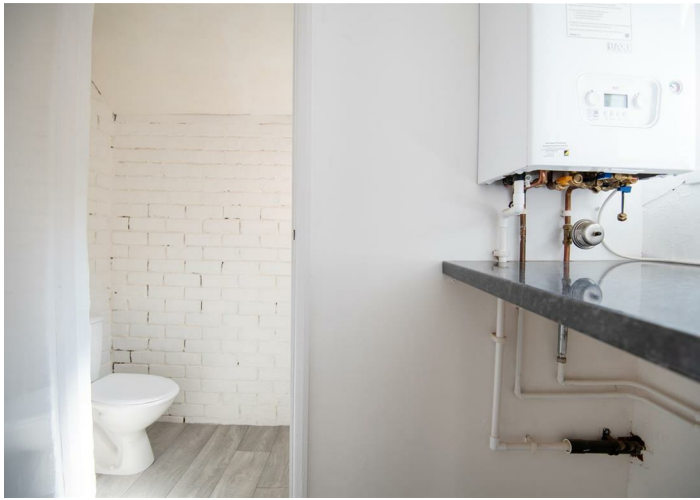
NOTE\*\*\*\*\*There has been a five year treatment plan carried out to treat Japanese Knotweed. The last inspection has confirmed there is no further evidence of any Japanese Knotweed being present.

PLEASE CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS





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!