

hawksbys
service & people you trust



23 London Road, Little Irchester, NN8 2EB

£219,995



2



1



1





£219,995

23 London Road

Little Irchester, NN8 2EB

2 DOUBLE BEDROOMS, LARGE BATHROOM & LARGE REAR GARDEN ! This two bedroom mid terrace home is located in Little Irchester which is well positioned for access to Milton Keynes yet is only a short distance from Wellingborough town centre and the railway station. Internally the property benefits from: 2 double bedrooms, UPVC double glazing, gas radiator central heating, modern fitted kitchen and large bathroom with bath and separate shower. At the front of the property is a gravelled hardstanding and to the rear is a large garden. which is mainly laid to lawn with a good sized patio area and many established trees, plants and shrubs.

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



Entrance Hall

Lounge

14'2 x 10'10 max into recess (4.32m x 3.30m max into recess)

Kitchen

10'9 x 8'1 (3.28m x 2.46m)

Landing

Bedroom 1

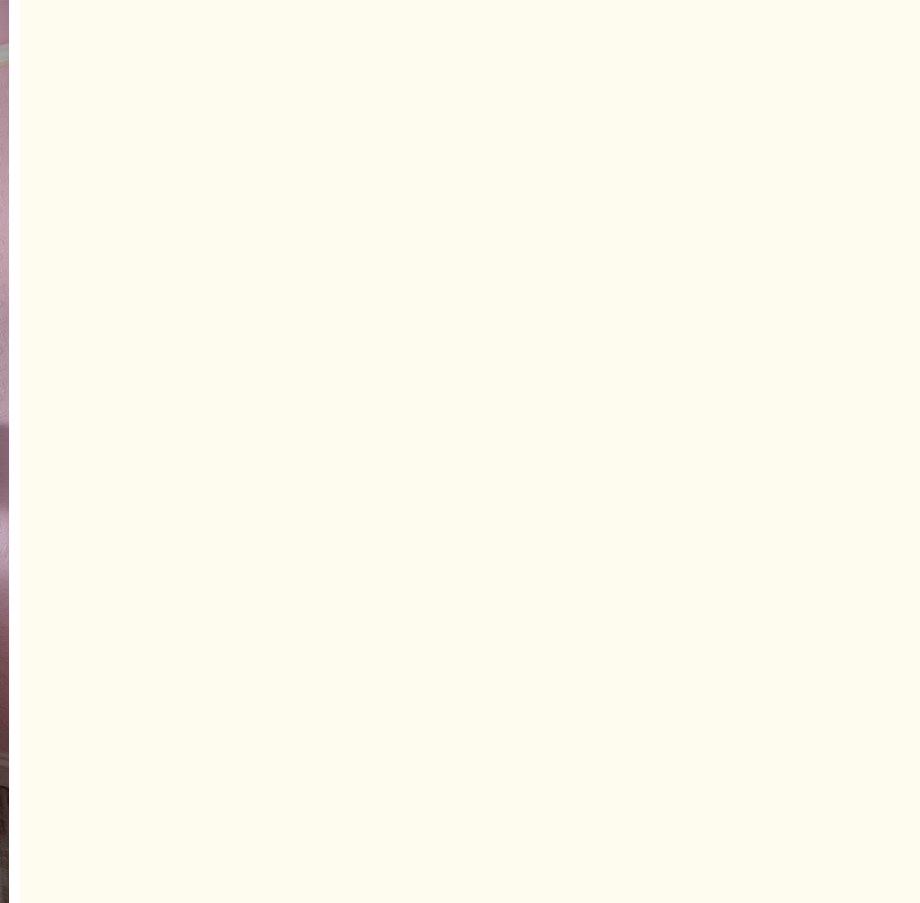
11'11 x 9'6 (3.63m x 2.90m)

Bedroom 2

10'11 x 9'1 (3.33m x 2.77m)

Bathroom





Directions





Floor Plans



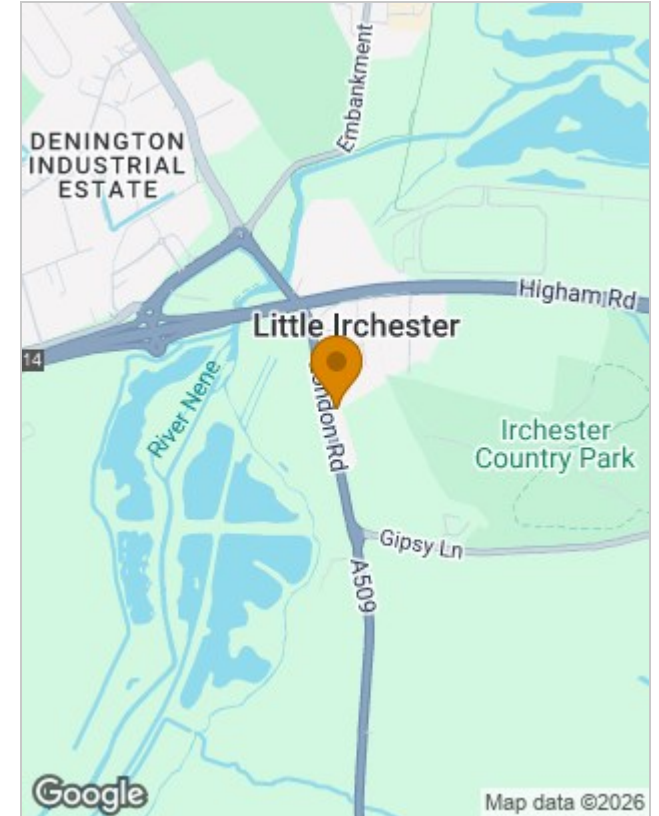
Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

32 Sheep Street, Wellingborough, Northamptonshire, NN8 1BS
 Tel: 01933 224444 Email: sales@hawksbys.net

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	