



24 Roche Way, Wellingborough, NN8 5YD

£240,000

A GREAT FAMILY HOME IN A GREAT LOCATION ! Hawksbys are pleased to offer to the market this pleasant 3 bedroom semi-detached home in Roche Way, where properties rarely become available. Roche Way is located just off Harrowden Road in Wellingborough and is a quiet and sought after location with a lovely outlook. Benefits include: 3 bedrooms, smart refitted family bathroom, spacious lounge/diner, UPVC double glazing, gas radiator central heating, private rear garden, driveway, garage, UPVC soffits and fascias.

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

Note\*\*\*\* The third bedroom is located on the ground floor so it does offer flexible accommodation if a ground floor bedroom is needed.







Entrance Hall  
Lounge/Diner  
18'10 max x  
Kitchen  
17'5 x 6'6 max  
Bathroom  
6'4 x 5'4  
Bedroom 3  
11'7 x 5'9  
Landing



Bedroom 1  
15' x 9'1  
Bedroom 2  
14'9 x 6'6 max  
Eaves Storage



Tenure: Freehold  
Council Tax Band: C

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 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!

