



Total area: approx. 90.6 sq. metres (975.4 sq. feet)



39 The Banks, Wellingborough, Northamptonshire, NN9 5YX

£269,995

GREAT LOCATION WITH COUNTRYSIDE VIEWS. Presented in good condition is this EXTENDED 3 BEDROOM DETACHED HOME situated in a quiet and secluded position on the popular Redhill Grange development on the northern outskirts of Wellingborough. This property has been well cared for and improved by the current owners over the years and benefits include: Smart modern kitchen with integrated appliances, UPVC double glazing, gas radiator central heating and stylish refitted bathroom with bath and separate shower. The Banks is a no through road and at the end on the left hand side there is a block of 3 garages and the middle garage belongs to number 39, just past the garages is a footpath to the left hand side which leads you to the front of the property. To the rear is a pleasant garden mainly laid to lawn with gated access at the rear which creates easy access to the garage.

CALL HAWKS BYS NOW TO ARRANGE YOUR VIEWING NOW 01933 22 44 44.

EPC RATING 'D'



### Entrance Hall

Lounge/Diner  
24'11 max x 11'11 max narrowing to 10'

Kitchen  
18'11 max x 8'10

Ground Floor WC  
5'8 x 2'10

### First floor Landing

Bedroom 1  
12'11 x 10'4

Bedroom 2  
11'4 x 8'10

Bedroom 3  
10'3 x 7'8

Bathroom  
9'1 x 5'5



Tenure: Freehold  
Council Tax Band: C

Viewing strictly by  
appointment with  
Hawksbys on 01933  
224444

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 an 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 an 18mm, and in some circumstances make the rooms look larger than they are!



COUNTRYSIDE VIEWS TO THE FRONT