



Total area: approx. 102.3 sq. metres (1100.7 sq. feet)



102 Minerva Way, Wellingborough, NN8 3TR

£184,995

Offered to the market with NO CHAIN is this 3 bedroom terrace property situated in the Queensway area of Wellingborough. Benefits include: UPVC double glazing, gas radiator central heating, 3 good sized bedrooms and the addition of a timber garden room which is attached to the rear and adds great space with many uses. The accommodation briefly comprises of: Entrance hall, downstairs cloakroom/WC, lounge/diner, kitchen, garden room and upstairs there are 3 bedrooms and bathroom. To the rear is a pleasant low maintenance garden with artificial grass and a rear gate which leads onto open parkland, ideal for any dog owners. This property is in need of some cosmetic works but is an ideal first time purchase or buy to let investment. Please call to arrange your viewing now to avoid disappointment.

CALL HAWKSbYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44 !!!



Entrance Hall
WC
Lounge/Diner
20'10 x 11'6 max

Kitchen
12'1 x 9'10 max

Garden Room
15'10 x 11'5

Landing

Bedroom 1
11'7 x 10'3

Bedroom 2
12'1 max x 9'10

Bedroom 3
10'3 x 6'9

Bathroom



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 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 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!

