

hawksbys
service & people you trust



206 Brickhill Road, Wellingborough, NN8 3JH

£259,995



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206 Brickhill Road

Wellingborough, NN8 3JH

- No Upward Chain
- Spacious Kitchen/Breakfast Room Extension
- Large Rear Garden
- Large Open Plan Lounge/Diner
- Driveway & Garage
- Smart Ground Floor Shower Room

EXTENDED 3 BEDROOM FAMILY HOME ! Ideally situated for schools, local amenities and Wellingborough town centre is this spacious 3 bedroom bay fronted semi - detached family home which boasts a single storey rear extension which has created a spacious kitchen/breakfast room with country style kitchen. Further benefits include: Large open lounge/diner measuring over 21ft, stylish ground floor shower room, UPVC double glazed windows & doors, gas radiator central heating and a bay fronted lounge, To the front is a gated driveway leading to a single garage which is set back. To the rear is a large family garden with a patio area and steps leading down to a lawn garden. This really is a great family home and perfect for any prospective buyers who are looking for a property they can put their own stamp on. OFFERED FOR SALE WITH NO UPWARD CHAIN !

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: To follow.



Entrance Hall

Lounge 12'3 x 11'7 (3.73m x 3.53m)

Dining Area 10'10 x 9'3 (3.30m x 2.82m)

Kitchen/Breakfast Room 12'10 x 11'6 (3.91m x 3.51m)

Shower Room 6'1 x 5'4 (1.85m x 1.63m)

Landing

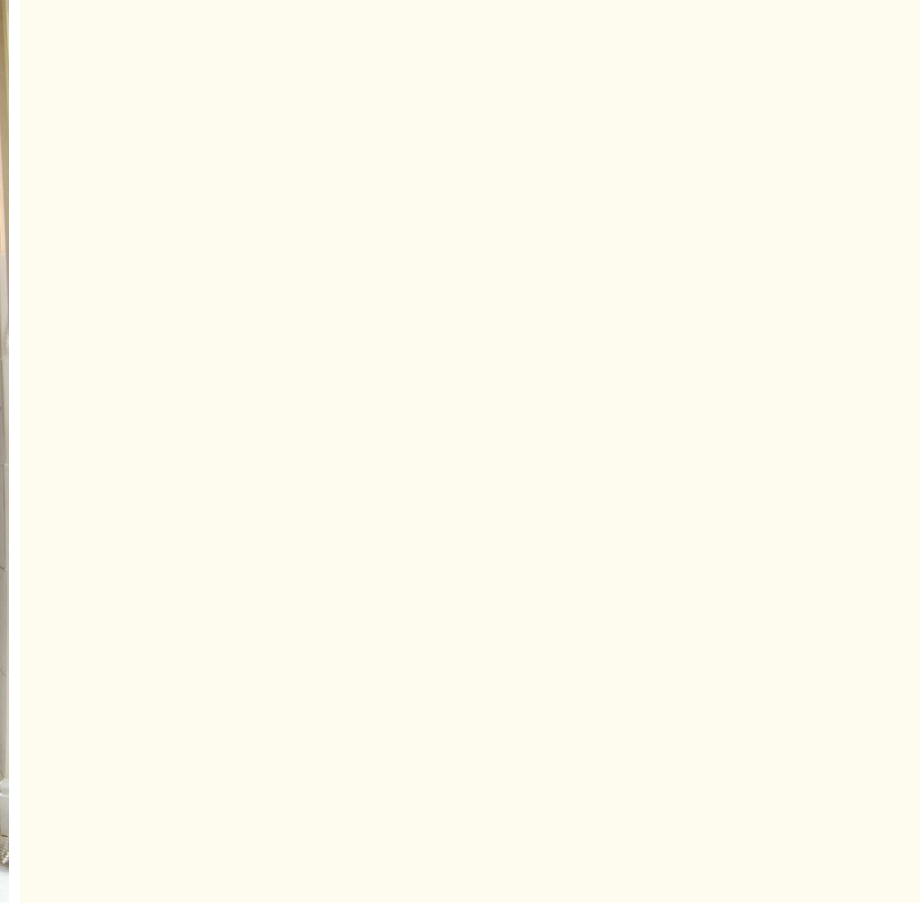
Bedroom 1 12'3 x 10'6 (3.73m x 3.20m)

Bedroom 2 9'5 x 9'3 (2.87m x 2.82m)

Bedroom 3 8'3 x 6'10 (2.51m x 2.08m)

Bathroom 7'9 x 5'10 (2.36m x 1.78m)





Directions





Floor Plans



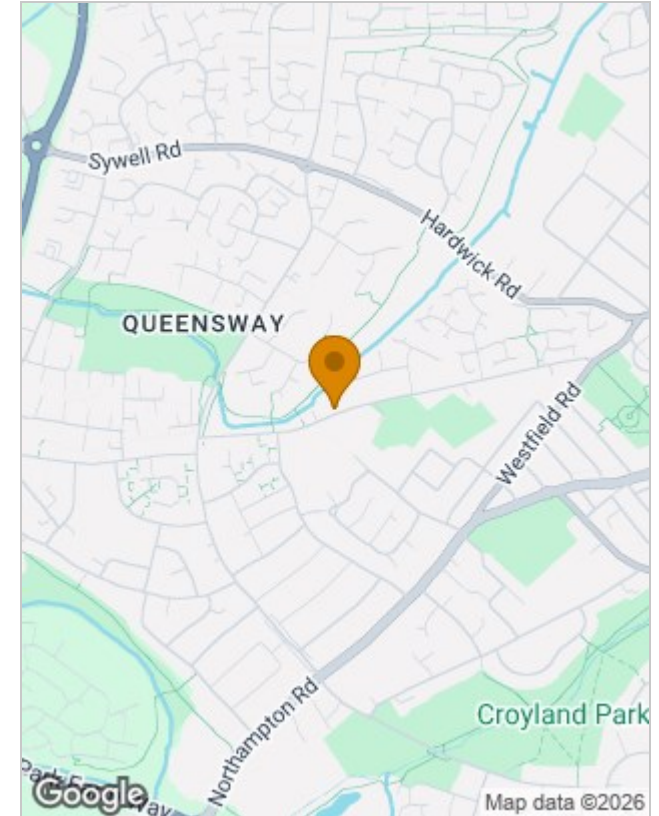
Viewing

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@hawkbsys.net

Location Map



Energy Performance Graph

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