



Total area: approx. 86.2 sq. metres (928.2 sq. feet)



206 Brickhill Road, Wellingborough, NN8 3JH

£259,995

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, 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

Dining Area  
10'10 x 9'3

Kitchen/Breakfast Room  
12'10 x 11'6

Shower Room  
6'1 x 5'4

Landing

Bedroom 1  
12'3 x 10'6

Bedroom 2  
9'5 x 9'3

Bedroom 3  
8'3 x 6'10

Bathroom  
7'9 x 5'10



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 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!