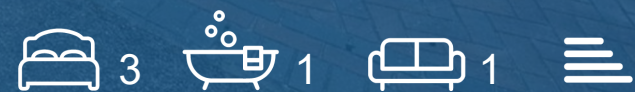


hawksbys
service & people you trust



163 Bourton Way, Wellingborough, NN8 2NU

£239,995





163 Bourton Way

Wellingborough, NN8 2NU

- Garage
- Three Double Bedrooms
- Cul-De-Sac
- Offers Excellent Road Links
- Driveway To Accommodate 2 Vehicles
- Private Rear Garden
- Popular Wilby Way Estate
- Close To Amenities

Nestled in a quiet cul-de-sac in the popular 'Wilby Way' Estate, is this three bedroom property boasting off road parking for two vehicles, a garage, three well proportioned bedrooms, a private south facing rear garden and gas central heating with a newly fitted combination boiler.

The property comprises of entrance hall, generous size lounge, kitchen/diner, three double bedrooms, and a family bathroom. Externally the property offers a decent size rear garden, with the addition of rear access into the garage.

The integral garage offers potential for conversion into an additional dining room, or additional living space/downstairs bedroom.

Bourton Way is situated on the Wilby Way estate, and offers local amenities including pubs and supermarkets. It also offers excellent road links with direct access to the A45 & M1. Good schooling is also within close proximity.

Please contact Hawksbys to arrange your viewing.

Council Tax Band - C

EPC - Ordered



Entrance Hall

Lounge 16'8" x 11'8" (5.10 x 3.58)

Kitchen 8'1" x 11'8" (2.48 x 3.56)

Garage 18'0" x 8'7" (5.49 x 2.63)

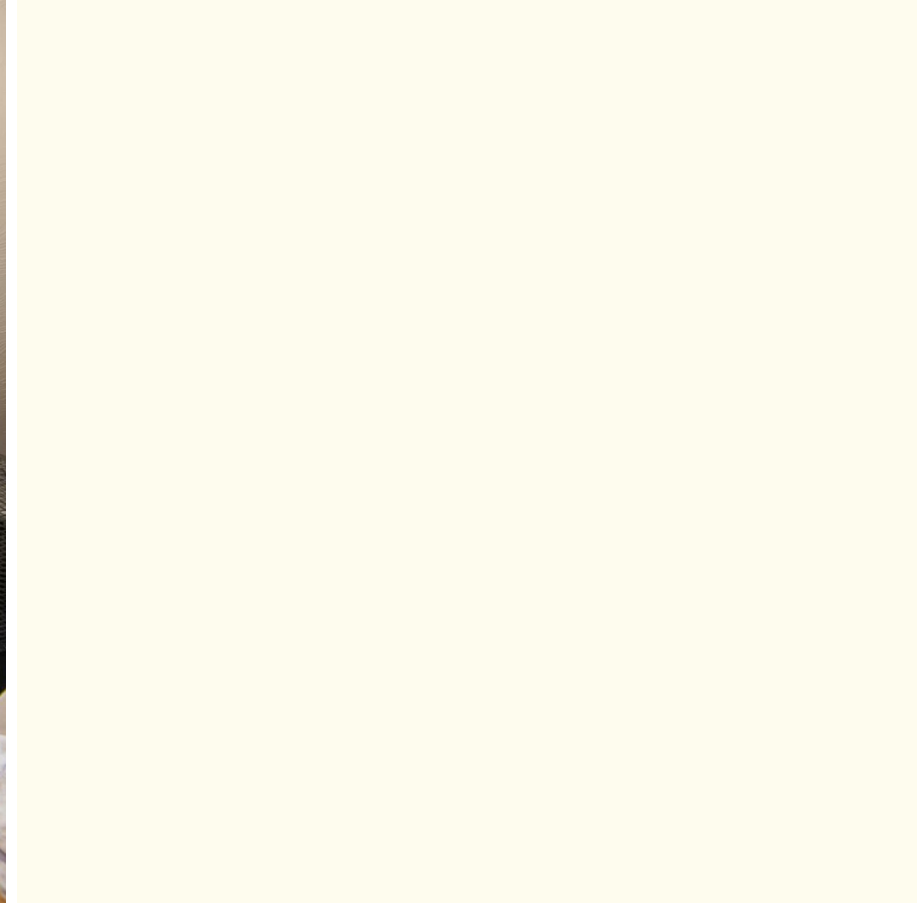
Bedroom 1 11'7" x 12'5" (3.54 x 3.81)

Bedroom 2 11'6" x 7'8" (3.53 x 2.34)

Bedroom 3 8'3" x 9'5" (2.54 x 2.89)

Bathroom



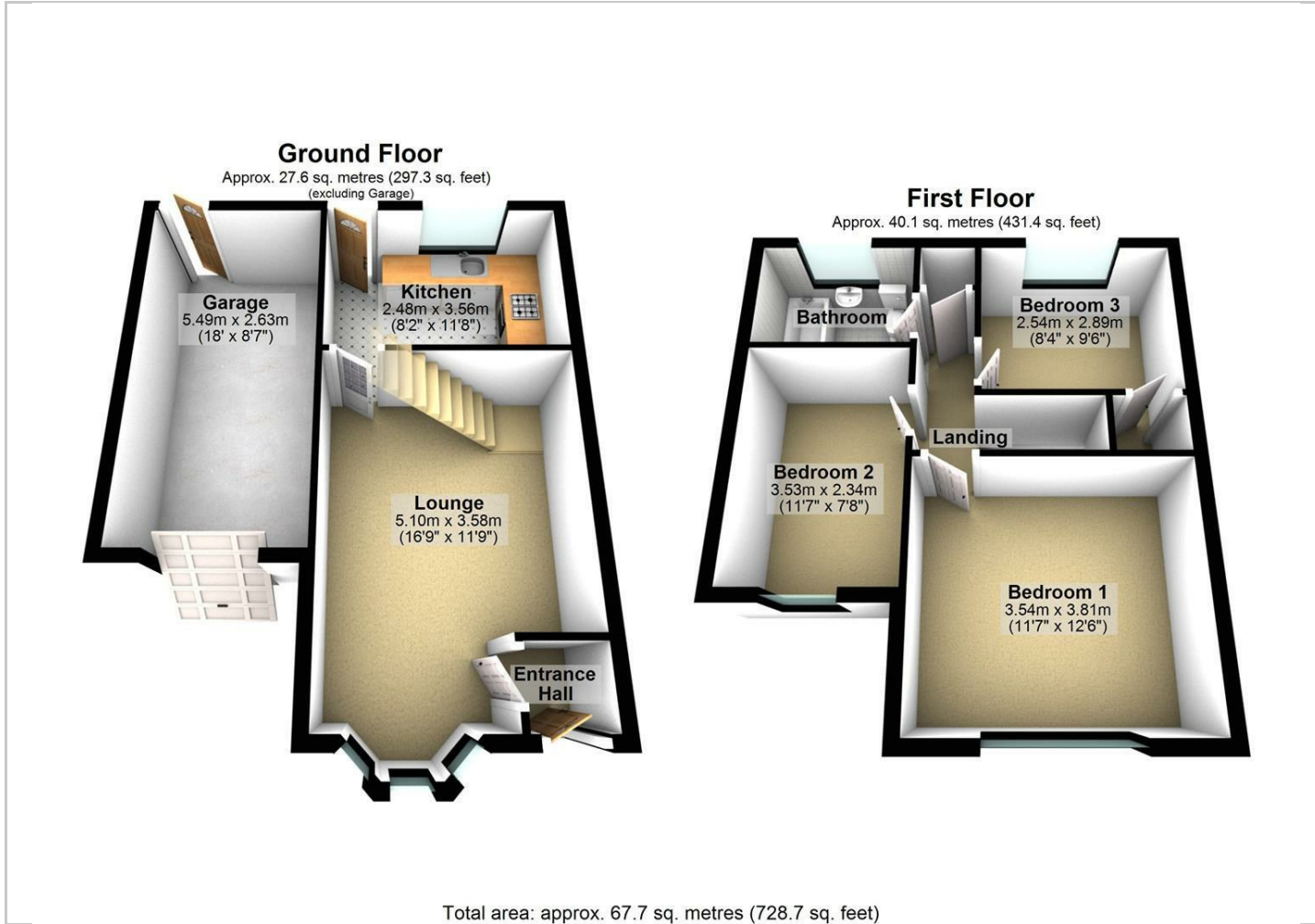


Directions





Floor Plans



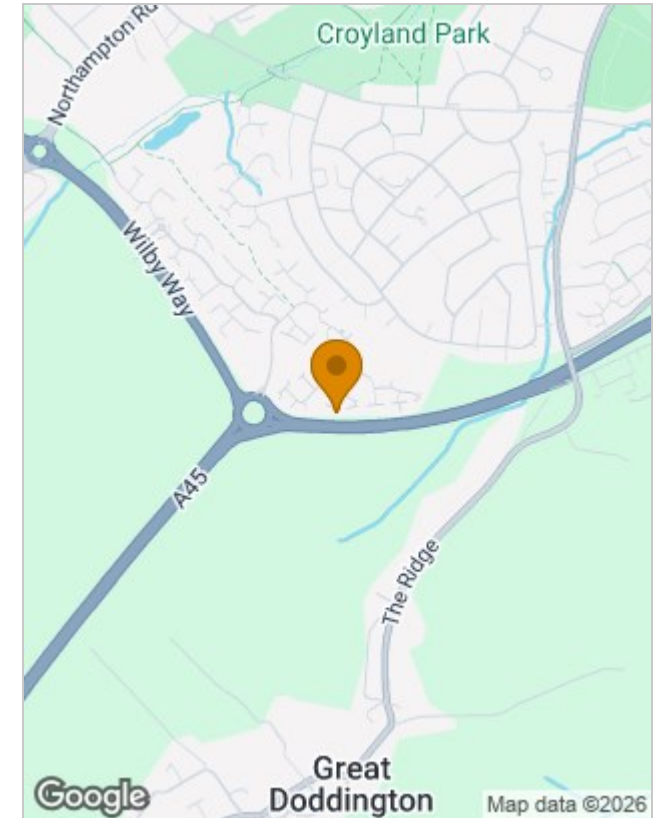
Viewing

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