



Total area: approx. 94.4 sq. metres (1015.8 sq. feet)



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5 Ridgeway, Wellingborough, NN8 4RU

£280,000

Hawksbys are pleased to offer this bay fronted three bedroom semi-detached property to the market with no onward chain. The property is located in a well established, sought-after residential area which is within close proximity to local amenities and good schooling. The property is well presented internally and benefits from the addition of a conservatory which looks out onto the wonderful established rear garden. Other benefits include: off road parking, a detached single garage with electric garage door, UPVC double glazing, gas radiator central heating, smart refitted bathroom and modern kitchen.

CONTACT HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall  
9'8" x 8'5"

Kitchen  
9'8" max x 11'10"

Lounge/Diner  
18'8" x 12'9"

Conservatory  
11'8" x 9'6"

Bedroom 1  
9'4" x 12'0"

Bedroom 2  
8'9" x 12'0"



Bedroom 3  
9'4" x 6'7"

Bathroom



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

