



37 Abbey Road, Wellingborough, Northamptonshire, NN8 2JW

£249,995

THIS REALLY IS AN IMPRESSIVE FAMILY HOME ! This spacious 3 bedroom semi detached home ideally situated close to Wellingborough town centre and other local amenities has been greatly improved by the current owners in recent years and is presented in very good condition throughout with quality fixtures and fittings. Benefits include: Stylish refitted kitchen, bespoke window shutters, lounge with wood burning stove, newly cladded and insulated exterior front and rear, UPVC double glazing, gas radiator heating, smart refitted shower room with large shower enclosure and good quality floor coverings and interior decor throughout. The accommodation on offer here is as follows:- Entrance hall, ground floor WC, large lounge, kitchen/breakfast room, landing, 3 bedrooms and shower room. To the front is a smart block paved driveway providing good off road parking. To the rear is a large and wonderful family garden which is mainly laid to lawn with a patio area, 3 timber sheds and gated side access.

This really is a great family home and it must be viewed to appreciate it's quality and everything it has to offer.

EPC Rating - C

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 0933 22 44 44



Entrance Hall  
 Cloakroom/WC  
 Lounge  
 17'11" x 11'4" max  
 Kitchen/Diner  
 13'4" x 11'4"  
 Landing  
 Bedroom 1  
 14'10" x 10'4"  
 Bedroom 2  
 11'5" x 7'7"



Bedroom 3  
 10'5" x 7'7" max narrowing to 5'1"  
 Bathroom



Tenure: Freehold  
 Council Tax Band: B

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!

