



TOTAL AREA: APPROX. 83.9 SQ. METRES (902.9 SQ. FEET)



The Old Substation, 4 Eastfield Road, Wellingborough,
Northamptonshire, NN8 1QU

£265,000

THE OLD SUBSTATION!!!! We are pleased to offer for sale this 'unique' 2 bedroom detached home which is within walking distance of Wellingborough train station and town centre, as the name tells you this property was an old electricity substation which has been cleverly converted into a stylish home. The property is entered through the original solid wood double doors with feature windows to the front and an Atrium with an original lighting feature, the ground floor is made for open plan living with a utility room and cloakroom to the front, there is a fitted kitchen and lounge with patio doors opening to the lovely rear garden. Further benefits include: 2 generous double bedrooms, modern bathroom with bath and separate shower, majority UPVC double glazing, gas radiator central heating, This really is one unique property and internally has a lovely spacious feel throughout. DONT MISS IT !

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 224444

EPC RATING: C



Large Open Plan Living Area
26'9" maximum x 16'11"

Downstairs WC

Utility Room
5'0" x 4'9"

Atrium

Bedroom 1
15'5" x 8'11"

Bedroom 2
15'5" x 7'8"

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 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!

