



Total area: approx. 85.7 sq. metres (922.7 sq. feet)



108 Palk Road, Wellingborough, NN8 1HT

£180,000

A FINE EXAMPLE OF A VICTORIAN PROPERTY! This period home is well over 100 years old and is somewhat different to most of the normal terrace properties we sell by the fact that the ceilings throughout are considerably higher which gives you a great sense of spaciousness. The property has been well cared for over the decades and is now being sold with no upward chain. Benefits include: Spacious open plan lounge/dining area, 2 generous sized double bedrooms, gas radiator central heating, modern wet room and a box room which could be an ideal space for a home office. The accommodation you would acquire is as follows: Porch, entrance hall, lounge, dining area, kitchen, landing, 2 double bedrooms, box room and a wet room. To the front is a small walled and gated courtyard garden and pathway leading to the entrance door. To the rear is a pleasant courtyard garden with outside WC and gated rear access. This lovely home is an ideal purchase for any buyers who are looking for a property they can improve and put their own stamp on. It must be viewed to appreciate its high ceilings, spacious accommodation and best of all its location. Number 108 Palk road is located at the very far end of Palk road which is a peaceful and quiet no through road so it doesn't have that flow of traffic which you find most of the surrounding streets.

CALL HAWKS BYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



### Porch

### Entrance Hall

### Lounge

13'3 x 11'1 max into chimney recess

### Dining Area

13'2 x 11'1 max into chimney recess

### Kitchen

8'3 x 6'7

### Landing

### Bedroom 1

13'3 x 14'7 max into chimney recess

### Bedroom 2

13'3 x 8'4

### Inner Hallway

### Wet Room

5'10 x 4'7

### Box Room

8'1 max x 4'4

### Outside WC

4'7 x 2'5



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Tenure: Freehold  
Council Tax Band: A

Viewing strictly by  
appointment with  
Hawksbys on 01933  
224444

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 a 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!

