



2 Polonius Road, Wellingborough, NN8 3AW

£130,000





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## Wellingborough, NN8 3AW

- 50% Shared Ownership With Sage Homes
- Ground Floor WC
- Driveway
- Spacious Open Plan Living
- 2 Generous Double Bedrooms
- Pleasant Rear Garden

Nestled on the desirable David Wilson "Wendel View" development within Wellingborough is this smart 2 bedroom end of terrace home with driveway to the side. This property is a 50% Shared Ownership home with Sage Homes and offers an excellent opportunity for those seeking to get their first step on to the property ladder.

The house features two spacious double bedrooms, providing ample space for relaxation and rest. The ground floor is thoughtfully designed with an open plan feel and smart modern kitchen with integrated cooking appliances. Additionally there is a washing machine, dishwasher, fridge freezer and tumble dryer. Plus a cocktail bar! There is also a ground floor WC, enhancing the practicality of the home for both residents and guests.

To the front the property enjoys a pleasant outlook and boasts a driveway directly to the side ensuring that parking is never a concern. This feature adds to the overall appeal, making it an ideal choice for families or individuals who value ease of access. To the rear is a pleasant enclosed garden which is mainly laid to lawn with a patio area, timber shed and gated side access.

With its prime location and well-designed layout, this shared ownership home presents a fantastic opportunity for first-time buyers or those looking to downsize. Embrace the chance to make this lovely house your new home.

The home is currently a 50% shared ownership with the other 50% available to purchase if required. The rent payable to Sage Homes for the 50% share is £370.00 per month and there is a £50 ground rent charge to cover communal areas.

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



### Open Plan Living Space

26'6 max x 13'7 max narrowing to 8'5 (8.08m max x 4.14m max narrowing to 2.57m)

### Utility Area

5'5 x 4'11 (1.65m x 1.50m)

### Ground Floor WC

4'10 x 3'4 (1.47m x 1.02m)

### Landing

**Bedroom 1** 13'7 max x 11'3 (4.14m max x 3.43m)

### Bedroom 2

13'7 x 7'5 (4.14m x 2.26m)

### Bathroom

7'1 x 5'11 (2.16m x 1.80m)

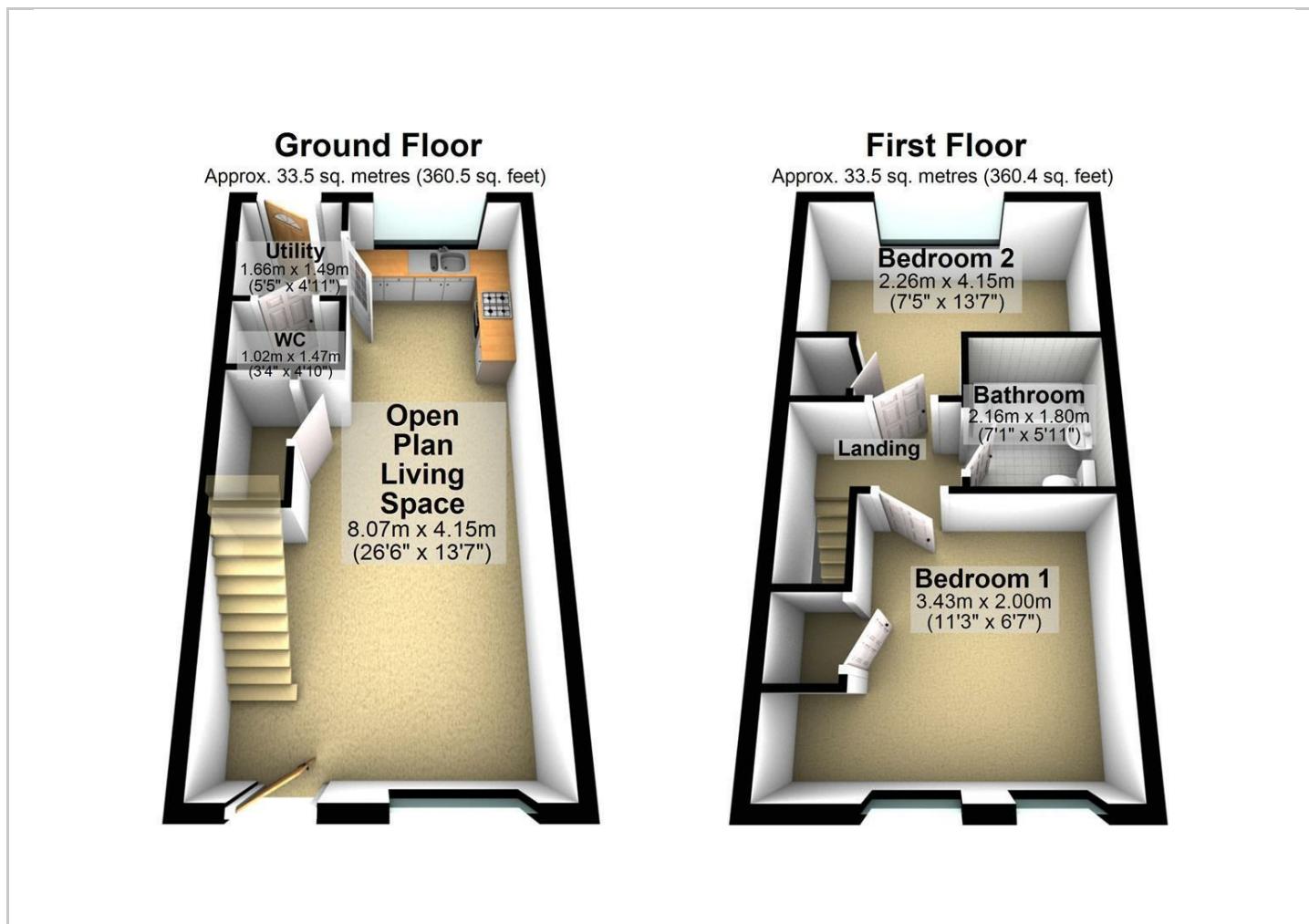


## Directions

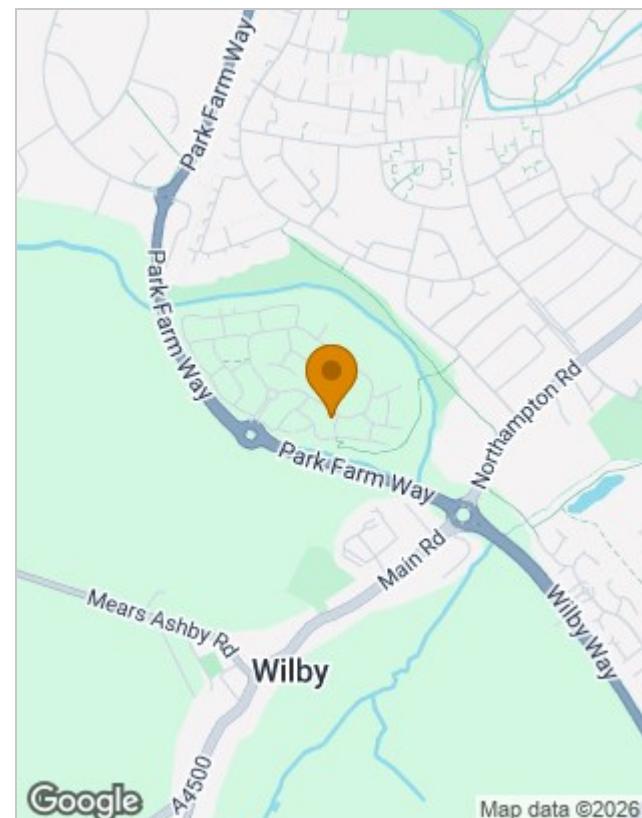




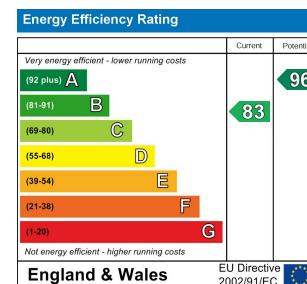
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.