



1 Balharvie Road, Wellingborough, NN8 6BD

£285,000

GREAT LOCATION ! Situated on the popular "Glenvale Park" development is this three bedroom three storey property which was constructed by Barratt Homes in 2021. Benefits include: UPVC double glazing, gas radiator central heating, fully integrated kitchen, ground floor study, a 19ft kitchen/family room, a cloakroom and an en-suite shower room to the master bedroom. To the front there is a driveway down the side of the property providing good off road parking and an electric vehicle charging point. To the rear is a southerly facing garden which has been greatly improved by the current owners. It has a smart patio area, lawn garden and raised borders. The accommodation briefly comprises entrance hall, cloakroom, study, kitchen/family room, first floor lounge, master bedroom with en-suite shower room, two further bedrooms, bathroom on the second floor.

PLEASE CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Study
8'11 x 6'

Kitchen/Family Room
19'11 max x 12'9 narrowing to 6'1

First Floor Landing

Lounge
12'9 x 10'1 widening to 11'9

Master Bedroom
12'9 x 9'10

En-Suite Shower Room

Second Floor Landing

Bedroom 2
12'9 max x 11'5 max

Bedroom 3
12'9 max x 7' max

Bathroom



Tenure: Freehold
Council Tax Band:

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!