



Total area: approx. 69.0 sq. metres (742.6 sq. feet)



40 Poplar Street, Wellingborough, NN8 4EW

£184,995

OFFERED WITH NO UPWARD CHAIN A GREAT FIRST TIME BUY OR BUY TO LET INVESTMENT ! Ideally located close only a short walk to Wellingborough Town Centre and many other local amenities is this 3 bedroom mid terrace property which is presented in good condition throughout. The property benefits from separate lounge and dining room, refitted kitchen and bathroom, 3 bedrooms, UPVC double glazing and gas central heating. Outside to the rear is a low maintenance courtyard style garden with wooden storage shed and gated access.

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

EPC Rating: C



Entrance Hall

Lounge
11'1 x 9'3 max

Dining Room
11'6 x 9'5 max

Kitchen
10'6 x 7'4

Landing

Bedroom 1
12'5 max x 11'1

Bedroom 2
11'5 x 8'

Bedroom 3
7'6 x 7'3

Bathroom
6' x 4'8



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 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!

