

hawksbys  
service & people you trust



126 Knox Road, Wellingborough, NN8 1HY

£950 PCM



3



1



2



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# 126 Knox Road

Wellingborough, NN8 1HY

- Fully refurbished
- Stunning Kitchen
- Close To station
- 3 Bedrooms
- Spacious Rooms
- Gas Rad Heating
- Close To town

Could this be as good as it gets? This restored and refurbished large 3 bedroom terrace home presents the tenant with an opportunity similar to moving into a new home!

No attention to detail has been spared from the meticulous restoration and refurbishment to full working order of the original sash windows, to the contemporary high gloss finish stylish kitchen with integrated cooking appliances.

Gas radiator heating, bathroom in white, carpets and floor surfaces - . There is a garden to the rear and with the property situated equal distance between the railway station and town centre its certainly convenient as well.

To complete the package there is a utility area beyond the kitchen with a door into the Ground Floor WC.

In such stunning condition we reserve the right to attract tenant who we know will take great care of it and treat it as they would there own!

CONTACT HAWKS BYS TO ORGANISE A VIEWING 01933 22 22 33!!



## Porch

## Hall

## Lounge

11'4" min'0" + bay x 12'1" max inc'0" chimney brea (3.45 min0.00 + bay x 3.68 max inc0.00 chimney brea)

## Dining Room

12'5" max inc chimney breast x 11'3" (3.78 max inc chimney breast x 3.43)

## Kitchen

14'0" x 7'11" (4.27 x 2.41)

## Utility Area

## Ground Floor WC

## First Floor Landing

## Bedroom 1

15'5" max inc chimney & cupboard x 11'5" (4.70 max inc chimney & cupboard x 3.48)





**Bedroom 2**  
12'2" x 10'2" max inc chimney & cupboard (3.71 x 3.10  
max inc chimney & cupboard)

**Bedroom 3** 8'1" x 7'5" (2.46 x 2.26)

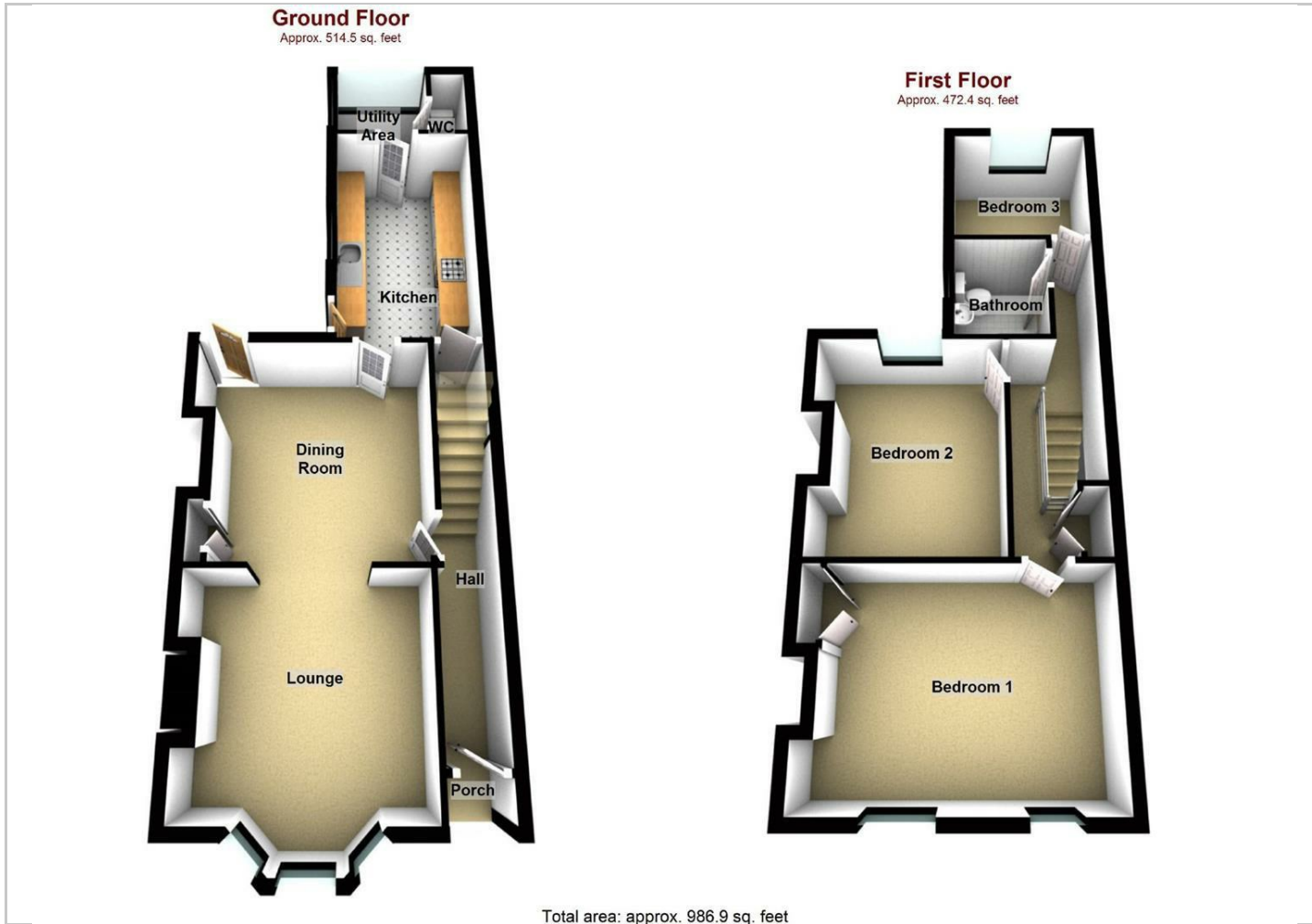
**Bathroom**

**Directions**





## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.