

hawksbys
service & people you trust



80 Knox Road, Wellingborough, NN8 1JA

£950 Per Calendar Month



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2



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80 Knox Road

Wellingborough, NN8 1JA

- Close To Town
- 2 Double Bedrooms
- Lovely Kitchen
- End Terrace
- Close To Station
- Study Area
- Large Lounge/ Diner

This attractive bay fronted Victorian end of terrace home is ideally located within walking distance of Wellingborough town centre and the railway station with regular services into London St Pancras International in under an hour.

This property is well maintained and benefits include: Spacious lounge/diner, A modern kitchen & bathroom, gas radiator heating, UPVC double glazing, 2 generous double bedrooms and a study area (walk through to the bathroom). To the rear is a low maintenance courtyard style walled garden with an old open brick barn providing some shelter and storage.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC RATING: 45 54 40 47



Porch

Hall

Lounge

11'5" inc chimney breast x 11'4" + bay (3.48 inc chimney breast x 3.45 + bay)

Dining Room

11'7" x 11'11" inc chimney breast (3.53 x 3.63 inc chimney breast)

Kitchen

13'0" x 8'0" (3.96 x 2.44)

First Floor Landing

Bedroom 1

15'3" max inc chimney breast x 11'5" (4.65 max inc chimney breast x 3.48)

Bedroom 2

11'7" x 9'1" inc chimney breast (3.53 x 2.77 inc chimney breast)



Study Area (walk through to bathroom)

8'0" x 6'0" (2.44 x 1.83)

Bathroom

8'0" x 6'8" (2.44 x 2.03)

Directions





Floor Plans



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.

32 Sheep Street, Wellingborough, Northamptonshire, NN8 1BS
Tel: 01933 224444 Email: sales@hawkbsys.net

Location Map



Energy Performance Graph

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