



Total area: approx. 60.7 sq. metres (653.8 sq. feet)



35 Butterfields, Wellingborough, Northamptonshire, NN8 2PZ

£195,000

Hawksbys are pleased to offer to the market this 2 bedroom modern home situated on this small development just off the Doddington Road with its own pocket park/ public open space.

Whether you're a first time buyer or buy to let investor you're on a winner here as the property offers a low maintenance rear garden and benefits from a modern fitted kitchen/diner, gas radiator central heating, PVCu double glazing and a ground floor WC,

Offered for sale with no upward chain this property must be very tempting for so many reasons. Dont Miss It. 01933 22 44 44!!



Entrance Hall  
Downstairs WC

Lounge  
14'9" x 12'7"

Kitchen/Dining Room  
12'7" x 10'0"

Landing

Bedroom 1  
12'7" x 8'6"

Bedroom 2  
12'7" x 9'3" maximum

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!

