



Total area: approx. 77.7 sq. metres (836.1 sq. feet)



24 Shelley Road, Wellingborough, Northamptonshire, NN8 3DP

£250,000

Hawksbys are pleased to offer to the market this 3 bedroom semi detached with off road parking and single garage. The owners have lived at the property for over 20 years and have improved the property to a very good standard throughout and benefits include: modern refitted kitchen with built in appliances, dormer extension to the rear which has added master bedroom with en suite shower room, smart bathroom, UPVC double glazing, gas central heating system and good quality floor and wall coverings throughout.

Briefly this home comprises of: entrance hall, lounge, kitchen/diner, bedroom 3, to the first floor there is a master bedroom with ensuite shower room, bedroom 2 and bathroom.

To the front there is a block paved driveway leading to the brick built single garage and front door and to the rear there is a fully enclosed garden with sheltered decking area and wooden storage shed.

CONTACT HAWKSBY'S TO ORGANISE YOUR VIEWING!! 01933 22 44 44!!



Entrance Hall

Lounge
14'2 x 9'8 minimum

Kitchen/Dining Room
17'6 x 12'2 narrowing to 7'8

Bedroom 3
10'10 maximum x 8'1

Landing

Bedroom 1
11'8 x 11' maximum

Ensuite Shower Room

Bedroom 2
11'1 x 9'6 maximum

Bathroom



Tenure: Freehold
Council Tax Band: B

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!

