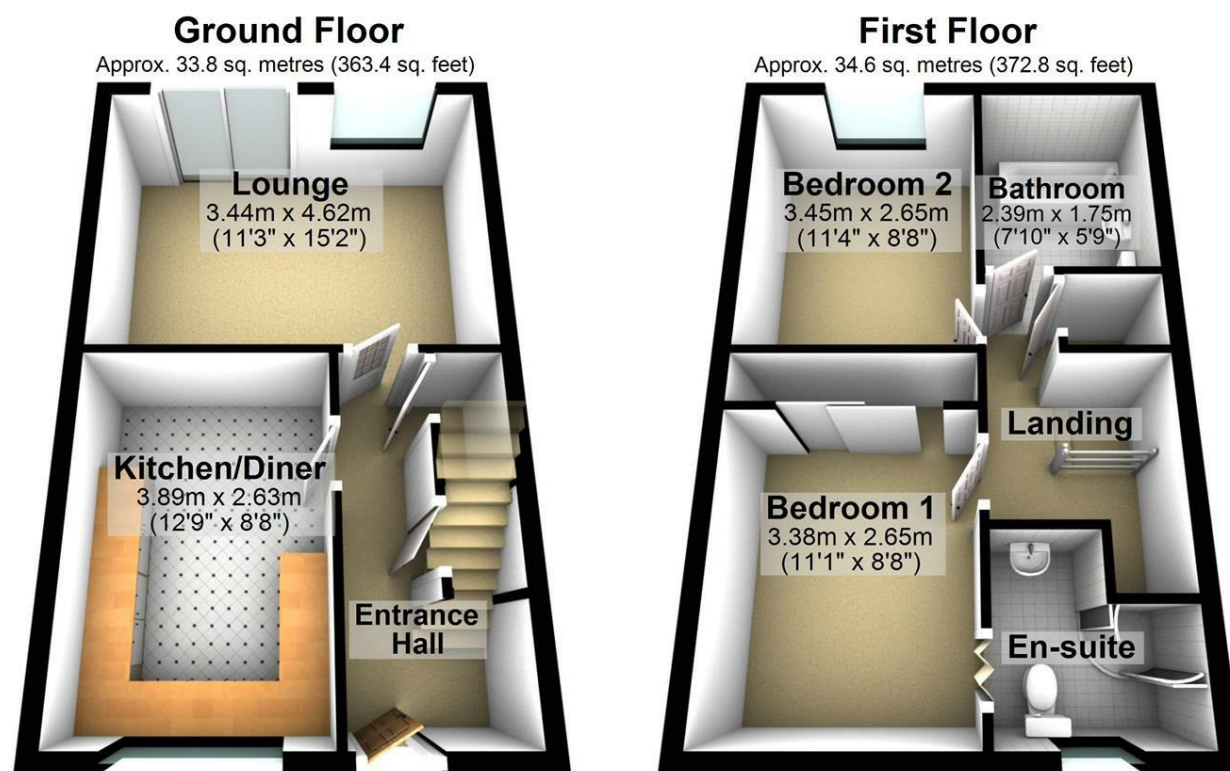




Total area: approx. 68.4 sq. metres (736.2 sq. feet)



9 Archfield, Wellingborough, Northamptonshire, NN8 4HH

£215,000

A SPACIOUS 2 BEDROOM HOME WITH BATHROOM & EN-SUITE SHOWER ROOM ! A great opportunity has arisen to purchase this 2 bedroom modern style Cottage home situated in a quiet and pleasant courtyard forming part of a locally sought after residential development which is only a very short walk to Wellingborough town centre and many other local amenities. This lovely home is presented in very good condition and benefits include: A spacious living room, refitted kitchen/diner, smart refitted bathroom & en-suite shower room and 2 DOUBLE BEDROOMS with the main bedroom having built in wardrobes. To the rear is an enclosed and established garden with steps leading down from the sliding doors in the lounge. The rear garden also has gated access which leads to the communal parking area where you have one allocated parking space. To the rear of the development is also a lovely communal garden area which all residents are welcome to use. Properties within this development are highly desirable are rarely do they come to the market and this particular property is OFFERED WITH NO UPWARD CHAIN !

Note*** This property is FREEHOLD but does have a yearly charge of £500 to help maintain the grounds.

EPC RATING 'D'



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS



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Entrance Hall

Kitchen/Diner
12'9 x 8'8

Lounge
15'2 max x 11'3

Bedroom 1
11'1 upto wardrobes x 8'8

En-Suite Shower Room
5'9 max x 6'8 max

Bedroom 2
11'4 x 8'8



Bathroom
7'10 x 5'9



Tenure:
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 a 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 POSTITION 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!

