

25 Kingfisher Close, Wellingborough, Northamptonshire, NN8

£995

4GJ

A GREAT NEW RENTAL PROPERTY ! This attractive semi-detached home is presented in good condition and is available for rent right now. Benefits include: MODERN KITCHEN WITH INTEGRATED COOKING APPLIANCES, SPACIOUS LOUNGE/DINER, GROUND FLOOR WC, UPVC double glazing, gas radiator central heating, 2 GENEROUS DOUBLE BEDROOMS BOTH WITH BUILT IN WARDROBES, STYLISH BATHROOM WITH SMART SHOWER ENCLOSURE AROUND THE BATH. To the front is a block paved driveway providing good off road parking. To the rear is a low maintenance garden with an Indian sandstone patio and gated side access.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC RATING 'B'



Entrance Hall

Kitchen  
8'6" x 8'0"

Ground Floor WC  
6'8" x 3'4"

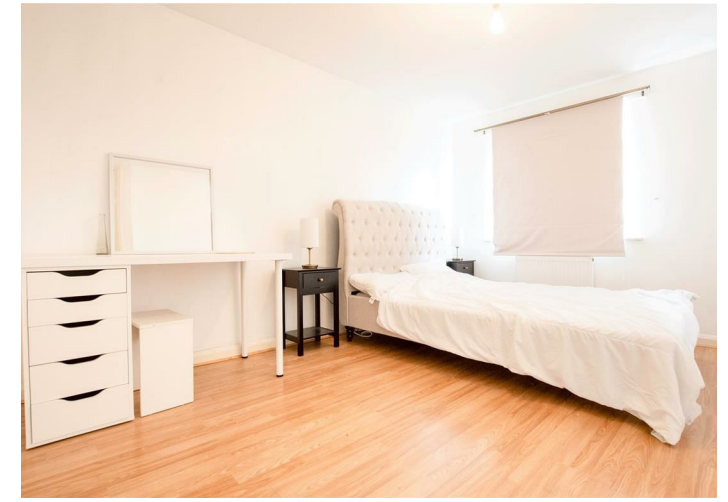
Lounge/Diner  
18'7" max x 15'0" max

Landing

Bedroom 1  
15'6" upto wardrobe x 9'5"

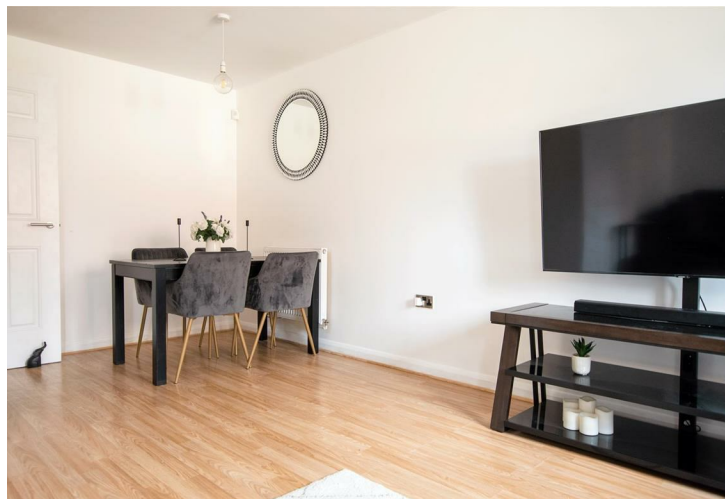
Bedroom 2  
12'5" upto wardrobe x 10'2"

Bathroom  
9'3" x 5'1"



Tenure:  
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!