

hawksbys
service & people you trust



4 Eastfield Road, Wellingborough, NN8 1QU

£265,000



2



1



1



1



£265,000

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Wellingborough, NN8 1QU

THE OLD SUBSTATION!!!! We are pleased to offer for sale this 'unique' 2 bedroom detached home which is within walking distance of Wellingborough train station and town centre, as the name tells you this property was an old electricity substation which has been cleverly converted into a stylish home. The property is entered through the original solid wood double doors with feature windows to the front and an Atrium with an original lighting feature, the ground floor is made for open plan living with a utility room and cloakroom to the front, there is a fitted kitchen and lounge with patio doors opening to the lovely rear garden. Further benefits include: 2 generous double bedrooms, modern bathroom with bath and separate shower, majority UPVC double glazing, gas radiator central heating, This really is one unique property and internally has a lovely spacious feel throughout. DONT MISS IT !

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 224444

EPC RATING: C



Large Open Plan Living Area

26'9" maximum x 16'11" (8.15 maximum x 5.16)

Downstairs WC

Utility Room

5'0" x 4'9" (1.52 x 1.45)

Atrium

Bedroom 1

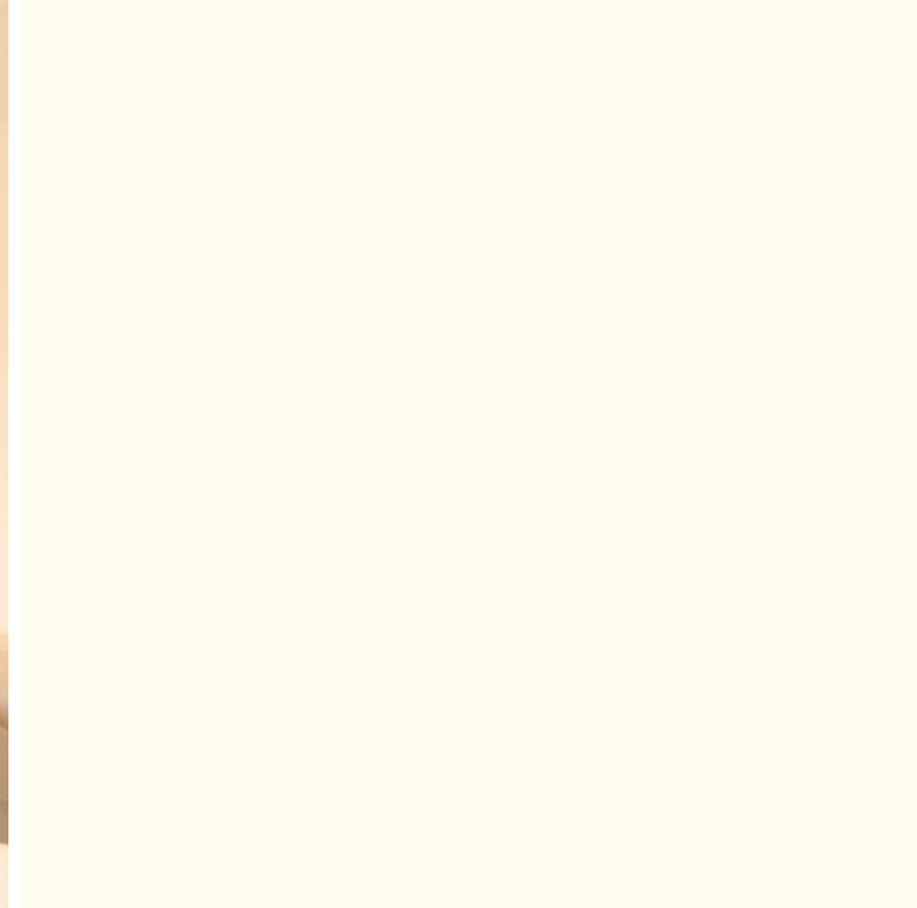
15'5" x 8'11" (4.70 x 2.72)

Bedroom 2

15'5" x 7'8" (4.70 x 2.34)

Bathroom



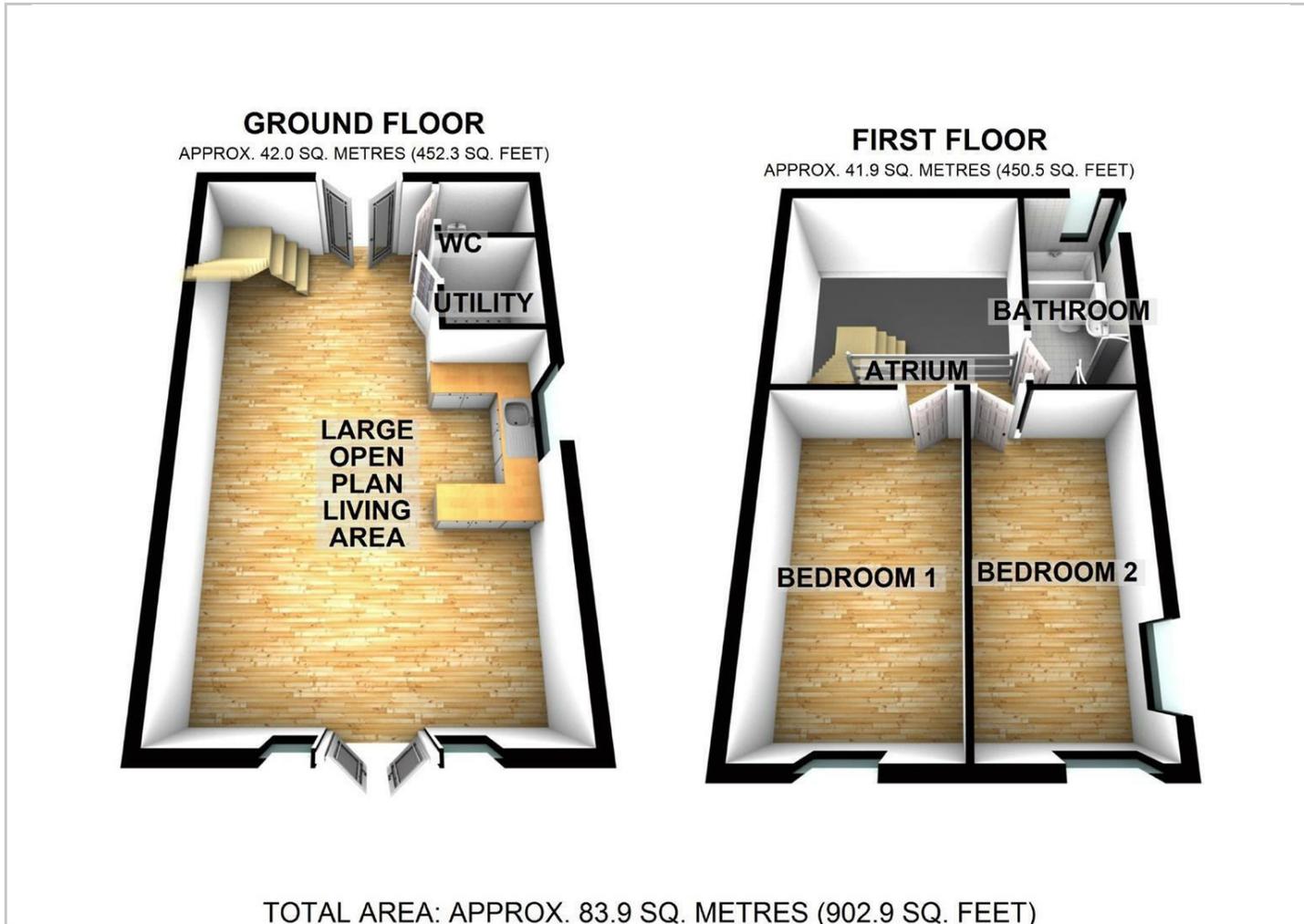


Directions

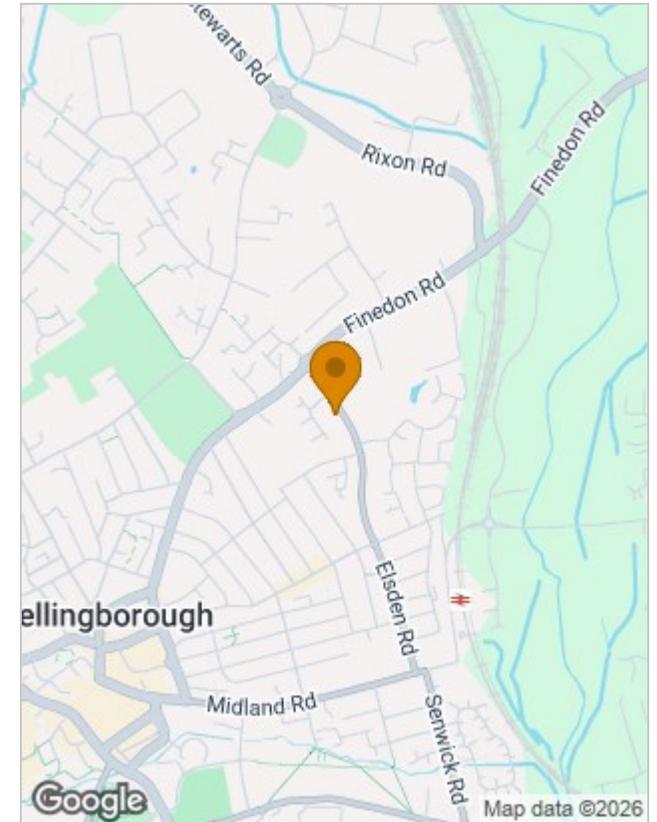




Floor Plans



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			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	84

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.