



56 Ridgeway, Wellingborough, NN8 4RX

£249,995

This pleasant 2 bedroom semi detached bungalow is located in a sought location within Wellingborough and walking distance from the town centre and many other local amenities. This lovely Bungalow boasts a rear extension which has created a dining room with lovely views of the garden. The property comprises of Entrance Hall, Lounge, kitchen, dining room, 2 bedrooms, and a shower room. Further benefits include: 2 double bedrooms, UPVC double glazing, gas radiator central heating and modern kitchen. To the front is an open plan graveled garden and a driveway which runs down the side of the property to the single garage which is set back in the rear garden. To the rear the garden is access from the patio door off the dining room and steps lead down to a generous mature garden which is laid to lawn and offers a good degree of privacy as it is not overlooked at the rear. There are an array of established trees, plants, shrubs and bushes.. This really is a great bungalow and must be viewed to appreciate its location and everything it has to offer.

Council Tax - C

NOTE:- The driveway at the side leading down the single garage is wide enough for smaller cars only.



Entrance Hall

Lounge  
12'9" x 12'4"

Kitchen  
10'0" x 8'5"

Dining Room  
9'7" x 8'5"

Bedroom 1  
8'10" x 11'5"

Bedroom 2  
10'7" x 8'9"

Shower Room



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!

