



33 Charles Street, Wellingborough, NN8 2HZ

£900



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33 Charles Street

Wellingborough, NN8 2HZ

- Chain Free
- Gas Central Heating
- Opposite Park
- Off Road Parking
- Two Bedrooms
- Enclosed Rear Garden

GREAT RENTAL PROPERTY ! Situated with open views opposite Croyland Park, is this well presented two bedroom property constructed in the late 1980's. Charles Street is close to local amenities and schooling, as well as having an easy access route through to the town centre.

The ground floor of the property comprises of an Entrance Hall with under stairs storage, a fitted kitchen with built in oven, hob, extractor fan and a range of wall and base units, and a Lounge/diner that features sliding doors opening out onto the rear garden. The Upstairs offers two bedrooms and a family bathroom. Externally the property features an enclosed rear garden that has a patio area and lawn. There is also side access to the garden. To the front aspect, there is a small garden and a generous driveway, big enough to accommodate two vehicles. Other benefits include Gas central Heating.

PLEASE CALL HAWKSBYS NOW ON 01933 22 44 44

Council Tax Band - B

EPC Rating - D



Hall

Lounge/ Diner 12'1" in x 12'1" (3.68 in x 3.68)

Kitchen 10'2" x 5'9" (3.10 x 1.75)

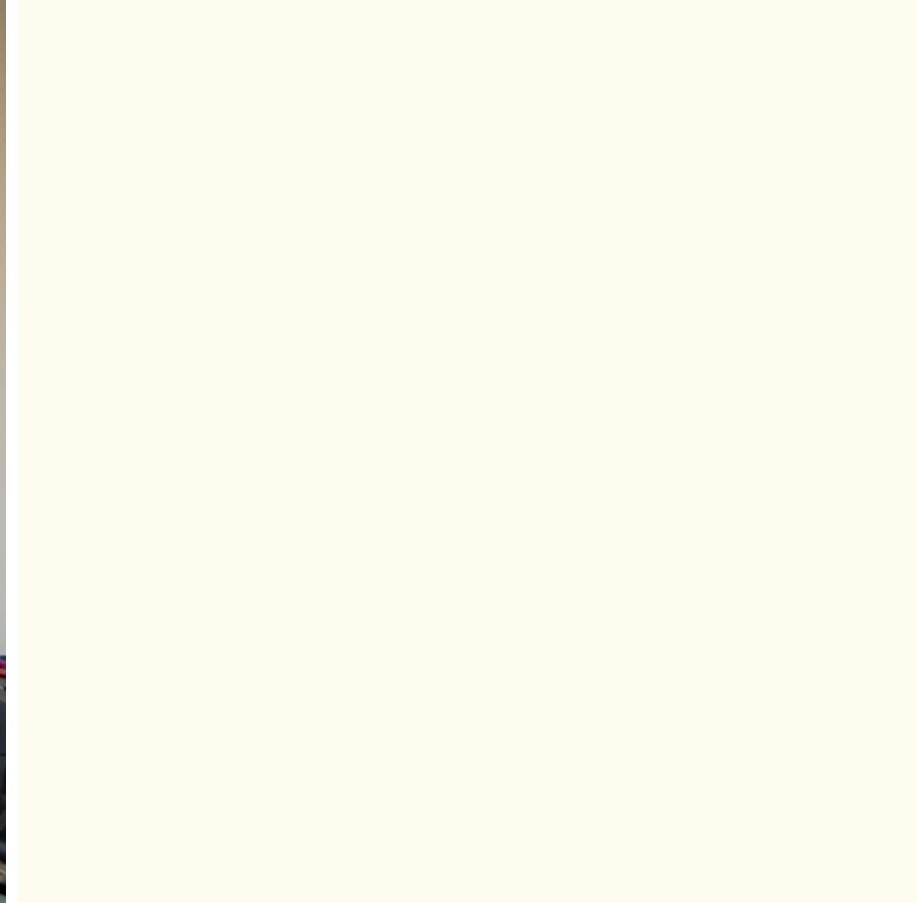
First Floor Landing

Bedroom 1
12'2" x 9'8" max or 8'4" (3.71 x 2.95 max or 2.54)

Bedroom 2
8'9" min x 7'7" + fitted wardrobes (2.67 min x 2.31 + fitted wardrobes)

Bathroom



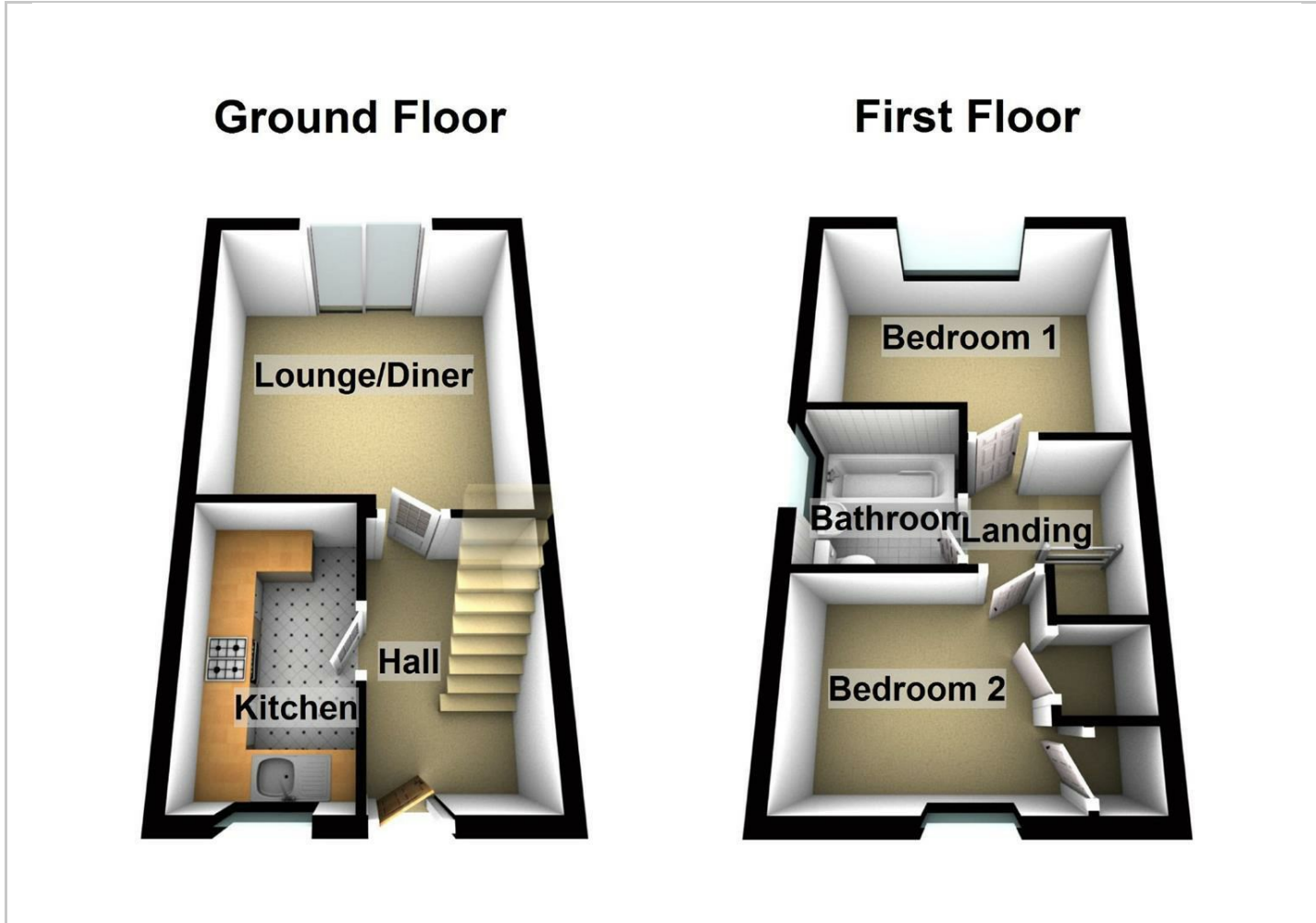


Directions

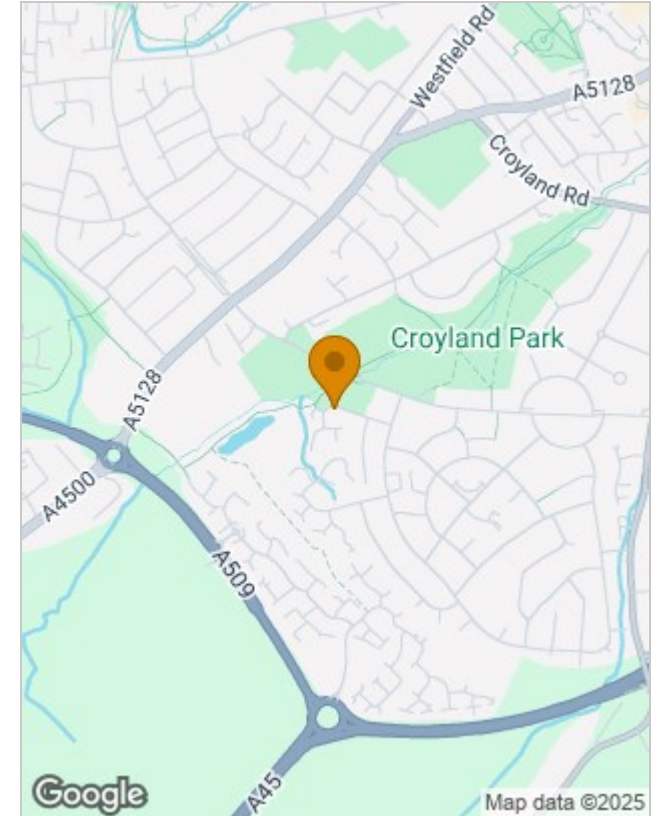




Floor Plans



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		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.