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102 Minerva Way, Wellingborough, NN8 3TR

£189,995



3



1



2





£189,995

# 102 Minerva Way

Wellingborough, NN8 3TR

Offered to the market with NO CHAIN is this 3 bedroom terrace property situated in the Queensway area of Wellingborough. Benefits include: UPVC double glazing, gas radiator central heating, 3 good sized bedrooms and the addition of a timber garden room which is attached to the rear and adds great space with many uses. The accommodation briefly comprises of: Entrance hall, downstairs cloakroom/WC, lounge/diner, kitchen, garden room and upstairs there are 3 bedrooms and bathroom. To the rear is a pleasant low maintenance garden with artificial grass and a rear gate which leads onto open parkland, ideal for any dog owners. This property is in need of some cosmetic works but is an ideal first time purchase or buy to let investment. Please call to arrange your viewing now to avoid disappointment.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44 !!!



## Entrance Hall

## WC

**Lounge/Diner** 20'10 x 11'6 max (6.35m x 3.51m max)

**Kitchen** 12'1 x 9'10 max (3.68m x 3.00m max)

**Garden Room** 15'10 x 11'5 (4.83m x 3.48m)

## Landing

**Bedroom 1** 11'7 x 10'3 (3.53m x 3.12m)

**Bedroom 2** 12'1 max x 9'10 (3.68m max x 3.00m)

**Bedroom 3** 10'3 x 6'9 (3.12m x 2.06m)

## Bathroom





Directions





## Floor Plans



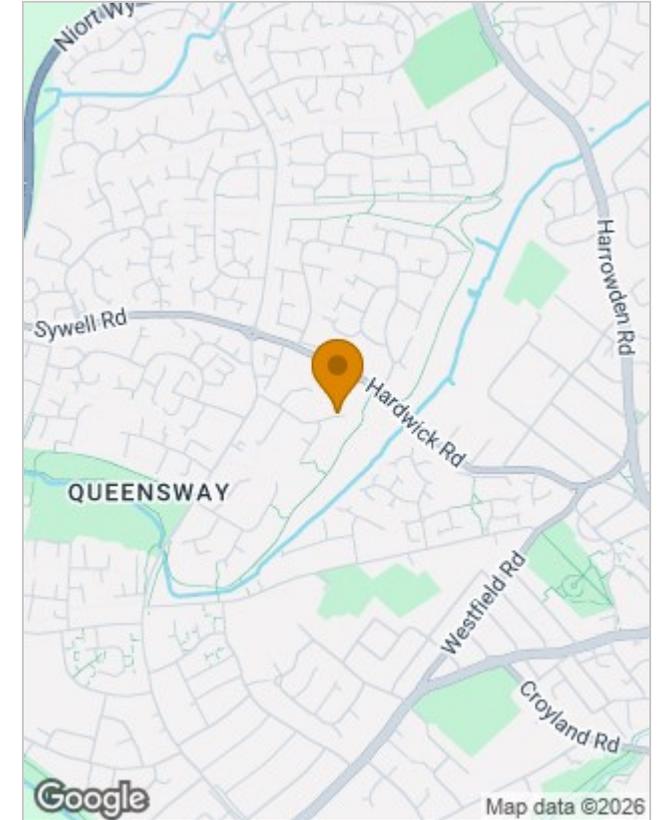
## Viewing

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.

32 Sheep Street, Wellingborough, Northamptonshire, NN8 1BS  
Tel: 01933 224444 Email: sales@hawkbsys.net

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		