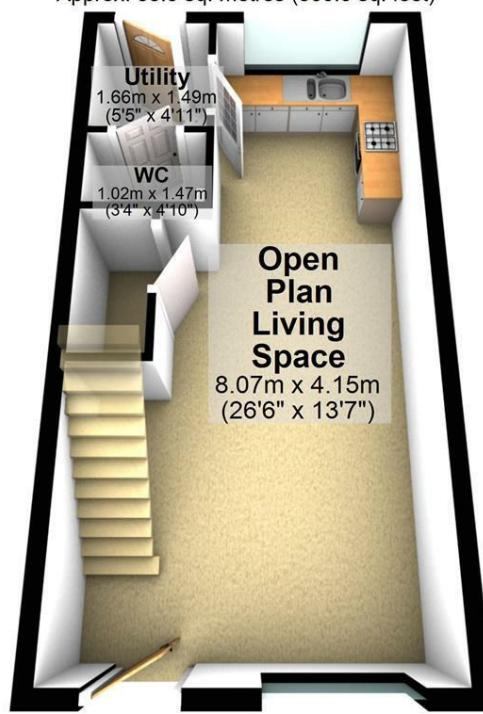


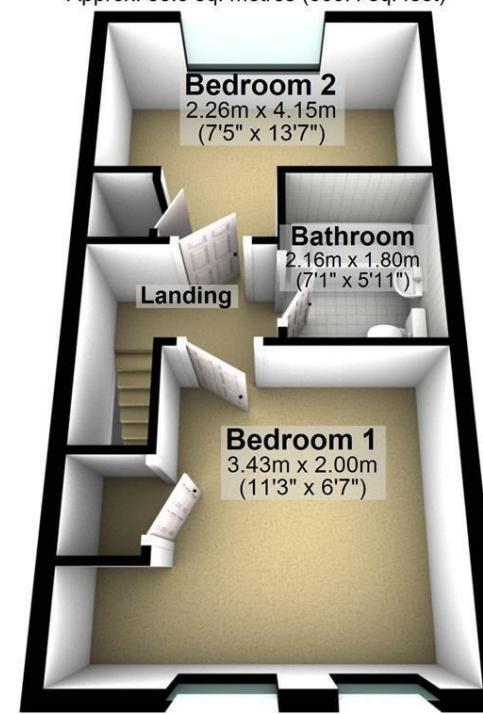
Ground Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



2 Polonius Road, Wellingborough, NN8 3AW

£130,000

Nestled on the desirable David Wilson "Wendel View" development within Wellingborough is this smart 2 bedroom end of terrace home with driveway to the side. This property is a 50% Shared Ownership home with Sage Homes and offers an excellent opportunity for those seeking to get their first step on to the property ladder.

The house features two spacious double bedrooms, providing ample space for relaxation and rest. The ground floor is thoughtfully designed with an open plan feel and smart modern kitchen with integrated cooking appliances. Additionally there is a washing machine, dishwasher, fridge freezer and tumble dryer. Plus a cocktail bar! There is also a ground floor WC, enhancing the practicality of the home for both residents and guests.

To the front the property enjoys a pleasant outlook and boasts a driveway directly to the side ensuring that parking is never a concern. This feature adds to the overall appeal, making it an ideal choice for families or individuals who value ease of access. To the rear is a pleasant enclosed garden which is mainly laid to lawn with a patio area, timber shed and gated side access.

With its prime location and well-designed layout, this shared ownership home presents a fantastic opportunity for first-time buyers or those looking to downsize. Embrace the chance to make this lovely house your new home.

The home is currently a 50% shared ownership with the other 50% available to purchase if required. The rent payable to Sage Homes for the 50% share is £370.00 per month and there is a £50 ground rent charge to cover communal areas.

PLEASE CALL HAWKS BYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Open Plan Living Space
26'6 max x 13'7 max narrowing to 8'5

Utility Area
5'5 x 4'11

Ground Floor WC
4'10 x 3'4

Landing

Bedroom 1
13'7 max x 11'3

Bedroom 2
13'7 x 7'5

Bathroom
7'1 x 5'11



Tenure: Leasehold
Council Tax Band: B

Viewing strictly by appointment with Hawksbys on 01933 224444



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 IT'S EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as an 18mm, and in some circumstances make the rooms look larger than they are!

