



Total area: approx. 93.2 sq. metres (1003.4 sq. feet)



**11 Cannon Street, Wellingborough, Northamptonshire, NN8 4DJ £950 (From) PCM**

TOWN CENTRE LOCATION!! This spacious 3 bedroom end of terrace property is right on the door step of Wellingborough town centre and has been improved to a very good standard by the current landlord. Benefits include: Stylish refitted kitchen & bathrooms, UPVC double glazing, Gas radiator central heating, GROUND FLOOR WC & SEPARATE RECEPTION ROOMS. To the front is a walled garden area and entrance door on the right hand side. To the rear is a courtyard garden area with gated rear access.

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



Entrance Hall

Ground Floor WC

Lounge

12'9" x 15'8" max

Dining Room

10'4" x 13'10" max

Kitchen

11'0" x 14'5"

Landing

Bedroom 1

9'10" x 16'1" max

Bedroom 2

9'0" x 13'1"

Bedroom 3

10'0" x 6'10"

Bathroom



Tenure:

Council Tax Band:

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 as 18mm, and in some circumstances make the rooms look larger than they are!

