

hawksbys  
service & people you trust



11 Talbot Road, Wellingborough, NN8 1QH

£850 PCM



3



1



2



E



# 11 Talbot Road

Wellingborough, NN8 1QH

- 3 Bedrooms
- Pvcu double glazing
- Medium sized garden
- 2 reception areas
- Gas Radiator heating
- Terrace house

Hawksbys are pleased to offer to the market this well presented 3 bedroom terrace property located close to Wellingborough train station offering access into London St Pancras in under an hour. The property has been improved recently and benefits include: spacious lounge/dining room, modern refitted kitchen & bathroom, 3 bedrooms, UPVC double glazing, gas central heating system and good quality floor and wall coverings throughout.

Outside to the rear there is a fully enclosed garden that has also been well maintained with patio area.

CONTACT HAWKSBY'S TODAY TO ORGANISE YOUR VIEWING!! 01933 22 22 33!!



## Entrance hall

**Lounge area** 11'2" x 10'11" max (3.40 x 3.33 max)

**Dining area** 11'8" x 11'2" max (3.56 x 3.40 max)

**Kitchen** 14'8" x 8'5" max (4.47 x 2.57 max)

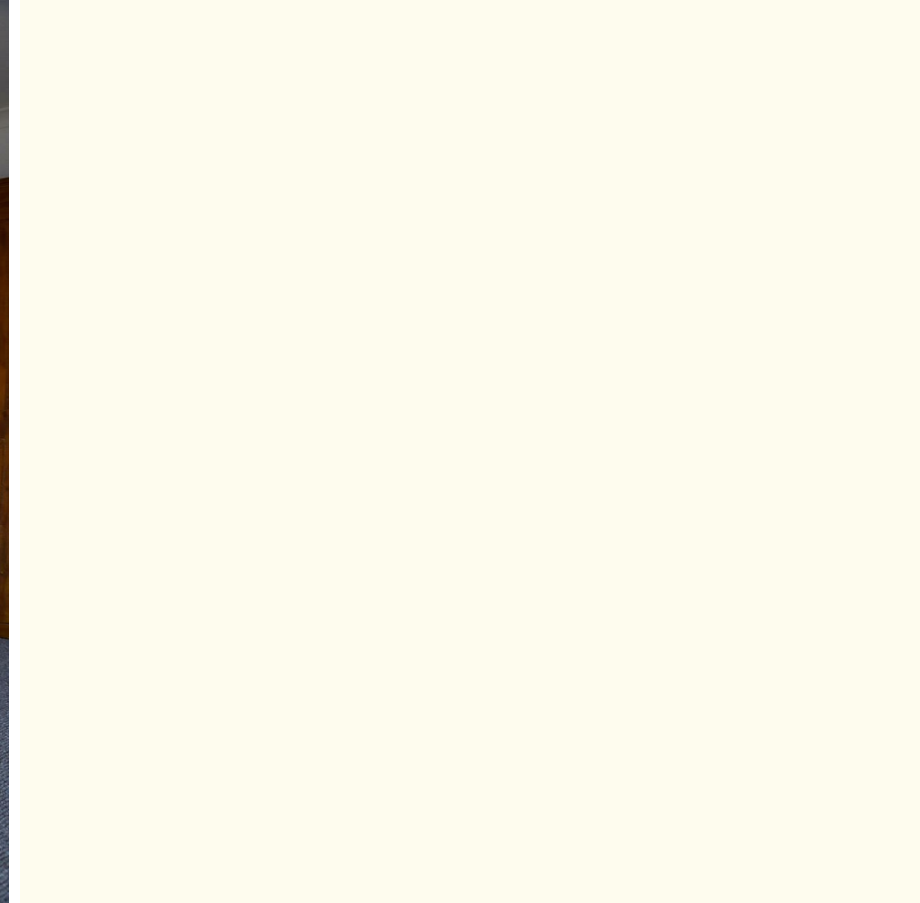
## Bathroom

**Bedroom 1** 11'2" x 16'1" max (3.40 x 4.90 max)

**Bedroom 2** 11'8" x 10'1" max (3.56 x 3.07 max)

**Bedroom 3** 6'11" x 8'6" max (2.11 x 2.59 max)





## Directions





## Floor Plans



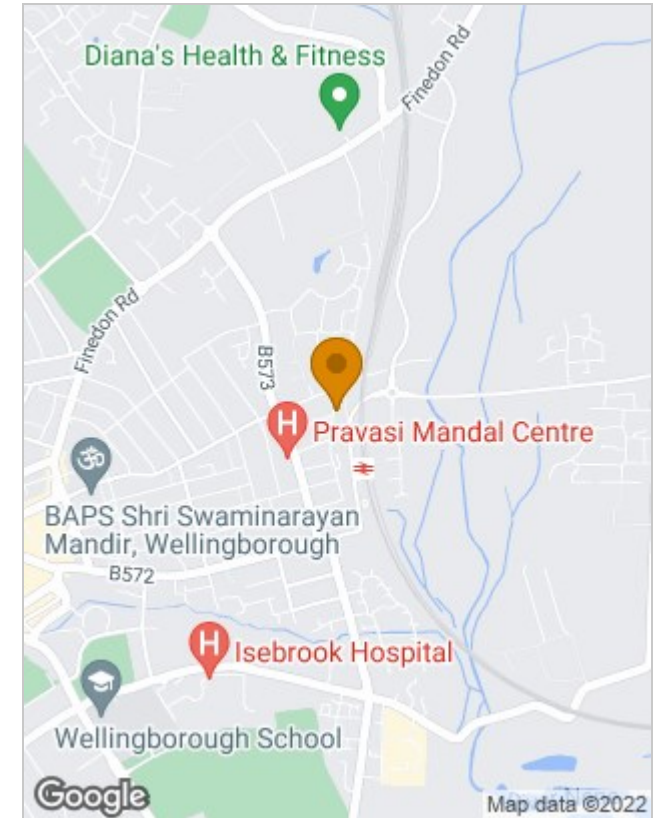
## Viewing

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.

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## Location Map



## Energy Performance Graph

