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49 Kingsway, Wellingborough, NN8 2PB

£825



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£825

# 49 Kingsway

Wellingborough, NN8 2PB

AVAILABLE TO RENT RIGHT NOW ! Located on the Kingsway Road in Wellingborough is this great 2 bedroom home which has recently been completely refurbished throughout. This property benefits from : Brand new kitchen & Bathroom, UPVC double glazing, gas radiator central heating, new carpets and fresh decor throughout.

Note:- The garden is still being cleared and will be reseeded to create a lawn garden.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



## Entrance Hall

**Lounge** 13' max x 11'2 (3.96m max x 3.40m)

**Kitchen/Diner** 16'1 x 7'5 (4.90m x 2.26m)

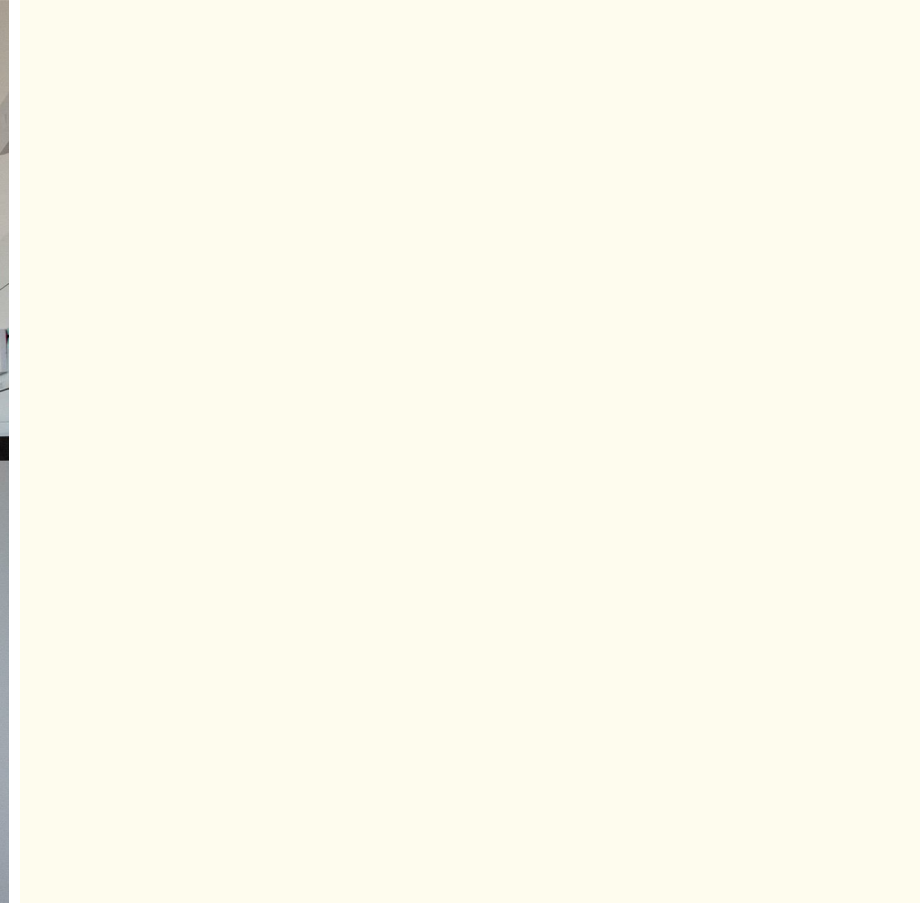
**Landing**

**Bedroom 1** 16'1 max x 9'3 (4.90m max x 2.82m)

**Bedroom 2** 9'7 x 9'6 (2.92m x 2.90m)

**Bathroom** 6'7 x 5'7 (2.01m x 1.70m)



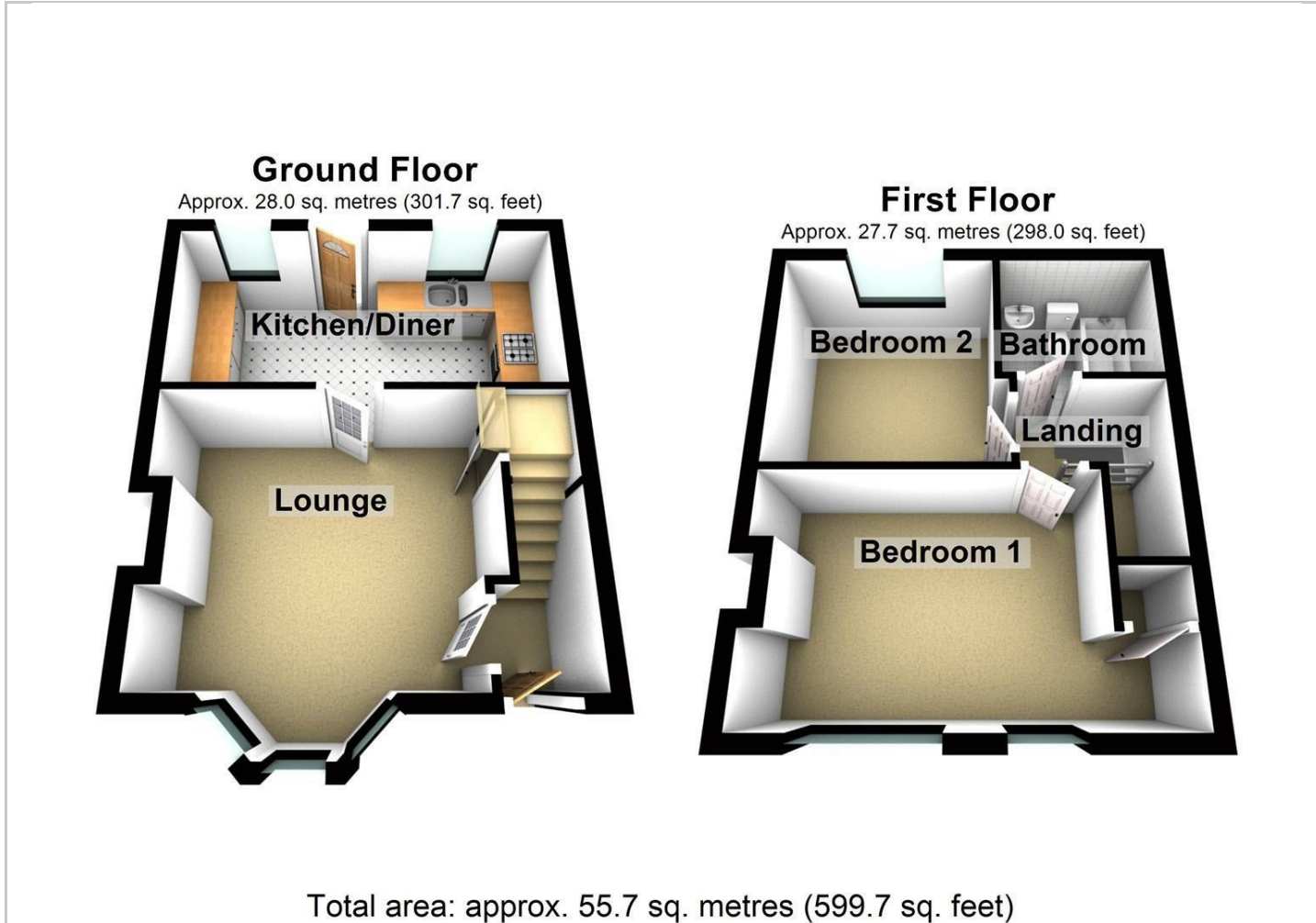


## Directions





## Floor Plans



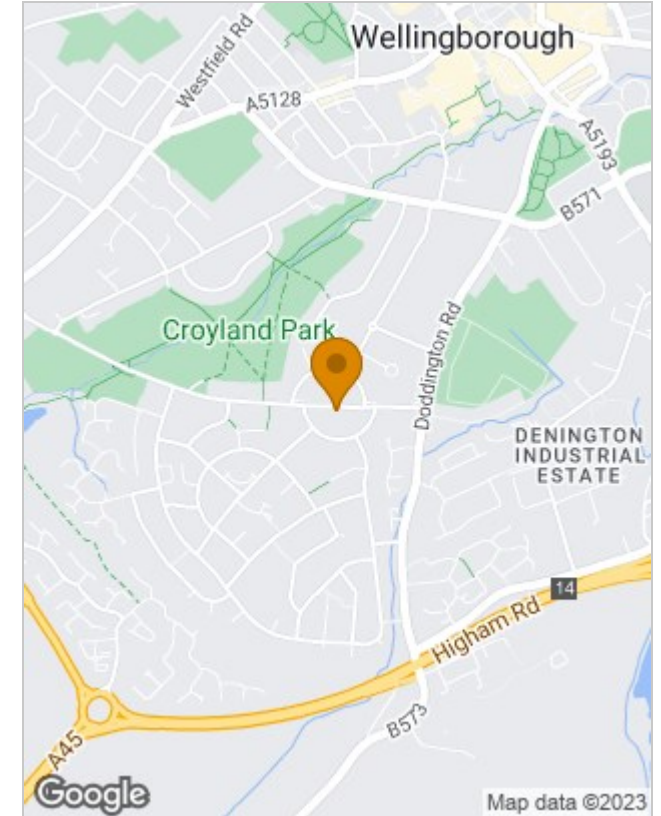
## Viewing

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@hawksbys.net

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	