

hawksbys
service & people you trust



35 Brook Street East, Wellingborough, NN8 1ND

£1,175



2



2



1





£1,175

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Wellingborough, NN8 1ND

IMMACULATE 2 BEDROOM HOME CLOSE TO THE TRAIN STATION!!! We are delighted to offer to the market this excellent 2 bedroom semi detached home on the Saxby Park development in Wellingborough which is ideally located close to Wellingborough train station and only a short walk to the town centre. This home is presented like a show home and benefits include: Smart kitchen with full integrated appliance's, 2 double bedrooms with the master bedroom benefitting from an en suite shower room, first class floor coverings and interior decor throughout, UPVC double glazing and gas central heating.

To the front of the property there is a driveway down the side which provides great off road parking. To the rear is a lovely enclosed garden which is laid to lawn with with a patio area and gated side access, Overall this is a great home which really is presented in excellent condition throughout.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC RATING 'B'



Entrance Hall

Ground Floor WC 6' x 3'1 (1.83m x 0.94m)

Kitchen 9'4 x 7'10 (2.84m x 2.39m)

Lounge/Diner 15' x 12'9 max (4.57m x 3.89m max)

Landing

Bedroom 1 10'9 max x 10' (3.28m max x 3.05m)

En-Suite 5'4 x 3'9 (1.63m x 1.14m)

Bedroom 2 10'2 x 7'5 (3.10m x 2.26m)

Bathroom 7'2 x 5'6 (2.18m x 1.68m)

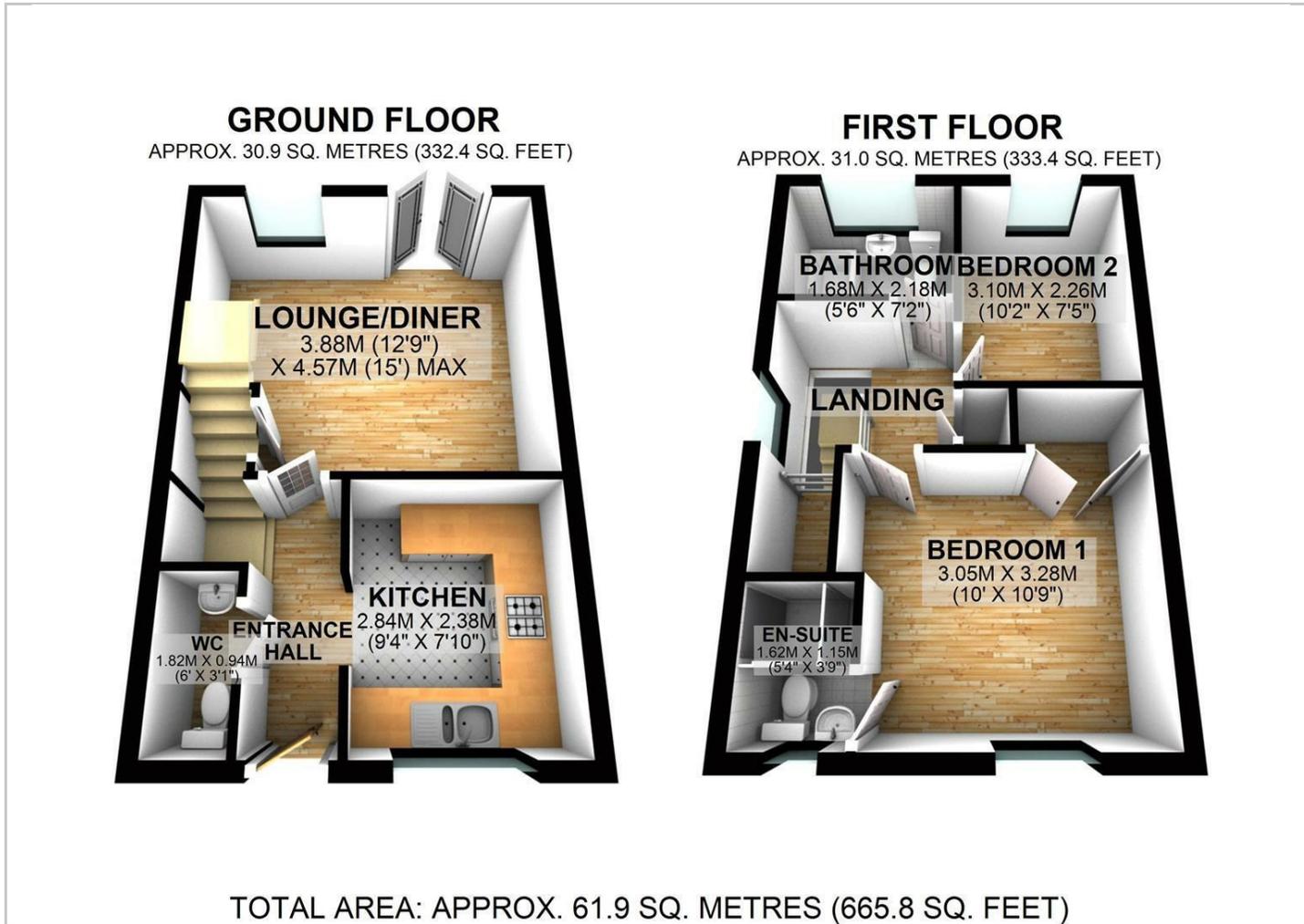


Directions

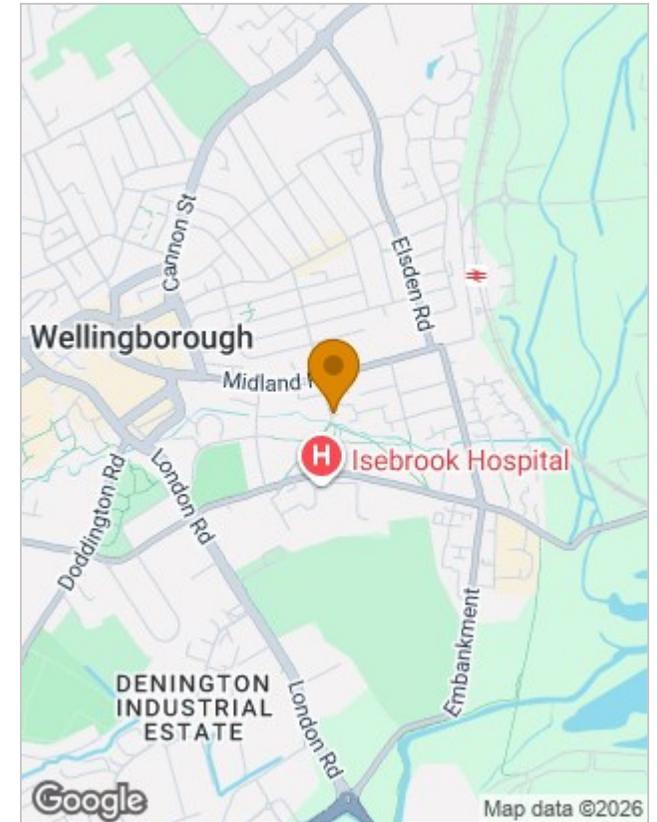




Floor Plans



Location Map



Energy Performance Graph

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

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.