



Total area: approx. 76.5 sq. metres (823.3 sq. feet)



18 Shakespeare Road, Wellingborough, NN8 3RL

£219,995

**\*\*NO CHAIN\*\*** Presented in good condition throughout, is this three bedroom mid-terraced property, featuring a double width driveway, three generous sized bedrooms, and a lovely private rear garden. Upon entering you are greeted with an entrance hall leading to a spacious and bright dual aspect lounge, that has the addition of sliding doors opening out onto the rear garden. The kitchen/diner is also accessed from the entrance hall and has an array of wall and base units and also accesses the rear garden via a separate patio door. Concluding the ground floor, there is a downstairs WC. Upstairs you will find three really generous sized bedrooms with two doubles, and one single, a shower room and separate WC. Along with this, all bedrooms come with storage cupboards. Externally the property benefits from a beautiful garden which boasts a patio area, plenty of raised beds and shrubs, and a lawn. Furthermore, there is a spacious work shop/shed which features power and lighting. Further benefits of this property include Gas radiator central heating, and UPVC windows throughout. Shakespeare road is situated close to a bus stop for easy access into town, and has shops and schooling within close proximity.

Please call Hawksbys to arrange your viewing!

Council Tax Band - A



Entrance Hall

Lounge  
17'10" x 10'7"

Kitchen/Diner  
13'4" x 10'10 max"

WC

Bedroom 1  
12'0" x 10'2"

Bedroom 2  
9'5" x 10'7"

Bedroom 3  
8'0" x 6'6"

Shower Room

WC



Tenure: Freehold  
Council Tax Band: A

Viewing strictly by  
appointment with  
Hawksbys on 01933  
724444

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!