



Total area: approx. 76.2 sq. metres (820.6 sq. feet)



52 The Pyghtle, Wellingborough, NN8 4RS

£259,000

NO UPWARD CHAIN****Hawksbys are pleased to offer to the market this pleasant 1930's bay fronted three bedroom semi-detached property located in a popular part of Wellingborough. The property is located on a well established, sought-after residential area which is within walking distance to Wellingborough town centre and only a very short away from Sir Christopher Hatton Academy. The property would benefit from some updating but offers great potential with well proportioned room sizes and a large rear garden and single garage. This is an ideal purchase for any buyers looking for a property they can put their own stamp on

Other benefits include off road parking, a detached single garage and UPVC double glazing and gas radiator central heating.

PLEASE CONTACT HAWKSGBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Lounge/Diner
19'8 not inc bay x 12'8

Kitchen
11'3 max narrowing to 10'5 x 8'6

Store Room
5'8 x 2'8

First Floor Landing

Bedroom 1
11'1 including bay x 12'1

Bedroom 2
12'1 max into wardrobes x 8'6

Bedroom 3
9'7 x 5'10

Bathroom
6'5 x 5'6

Separate WC
5'6 x 2'3



Tenure: Freehold
Council Tax Band: C

**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 a 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 POSTITION 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!