



Total area: approx. 906.5 sq. feet



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46 Vivian Road, Wellingborough, NN8 1JJ

£165,000

CHAIN FREE! 2 DOUBLE BEDROOMS & LARGE BATHROOM ! Situated only a short walk away from Wellingborough railway station and the town centre is this pleasant bay fronted 2 bedroom mid terrace home which is being offered for sale with no upward chain. Benefits of this home include: Open plan lounge/dining room with door leading to the kitchen, 2 generous double bedrooms, spacious bathroom with bath and separate shower enclosure, UPVC double glazing and gas central heating system with combi-boiler.

Outside to the rear is a good sized enclosed garden which is flat and fully paved with gated rear access. This is an ideal purchase for any prospective purchasers buyer looking for a nice home they can put their own stamp on.

CALL HAWKSBY'S NOW TO ORGANISE YOUR VIEWING!! 01933 22 44 44!!





Entrance Hall

Lounge  
11'3 max into chimney recess x 11'3 not inc bay

Dining Room  
12' x 11'6 max

Kitchen  
15'11 x 8'5

Landing



Bedroom 1  
14'7 max x 11'3

Bedroom 2  
9'4 max into chimney recess x 11'9

Large Bathroom  
13'1 x 8'5 max



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 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!

