



Total area: approx. 59.7 sq. metres (642.5 sq. feet)



51 Talbot Road North, Wellingborough, NN81SG Offers in excess of £205,000

We are pleased to offer to the market this spacious 2 bedroom mid terrace property built by Barratt Homes in 2016.
The property benefits from: modern fitted kitchen, downstairs cloakroom, spacious lounge/diner, 2 good sized double bedrooms en suite to the master bedroom, UPVC double glazing and gas central heating system.
Briefly this home compromises of: entrance hall, downstairs cloakroom, kitchen, lounge/diner, 2 double bedrooms, en suite and bathroom.
Outside to the front benefits from driveway leading to a SINGLE GARAGE and to the rear is a low maintenance garden.
EPC RATING 'B'
CALL US NOW TO ORGANISE A VIEWING!! 01933 22 44 44!!



Entrance hall

Downstairs WC

Kitchen

10 x 6'01 (0.25m x 1.85m)

Lounge/diner

18'11 max x 12'10 (5.77m max x 3.91m)

Landing

Bedroom 1

8'08 max x 12'10 (2.64m max x 3.91m)

Ensuite

Bedroom 2

12'10 x 8'04 (3.91m x 2.54m)

Bathroom

Tenure:

Council Tax Band

Viewing: Strictly by

appointment with Hawksbys

on 01933 224 444

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 the 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 OTHER LOANS SECURED ON IT.

Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW ITS EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of our photographs are taken with an extreme wide angle lens, as wide as 18mm, and in some circumstances, making rooms look larger than they are!

Martin Hawksby Property Services Limited is a Limited Company trading as hawksbys from its registered office at: 32 Sheep Street, Wellingborough, Northants. NN8 1BS. Company Registration Number 7888337

