



18 Wilby Park
Wellingborough, NN8 2UL



Simpson & Weekley

Situated on the ever popular Wilby Park, This well presented one bedroom property (originally two bedroom but has been reconfigured) is offered For Sale with no chain and has undergone many improvements to include 'Nuvox' insulation and cladding works.

On offer there is a good size master bedroom with built in wardrobes, large lounge diner, kitchen with room for a table, and bathroom. Outside there is a wrap around garden with two storage sheds included and the home is positioned in a popular part of the park.

Please note this property is for over 40's only. Ground rent is approx. £136 per month. EPC rating: Exempt.



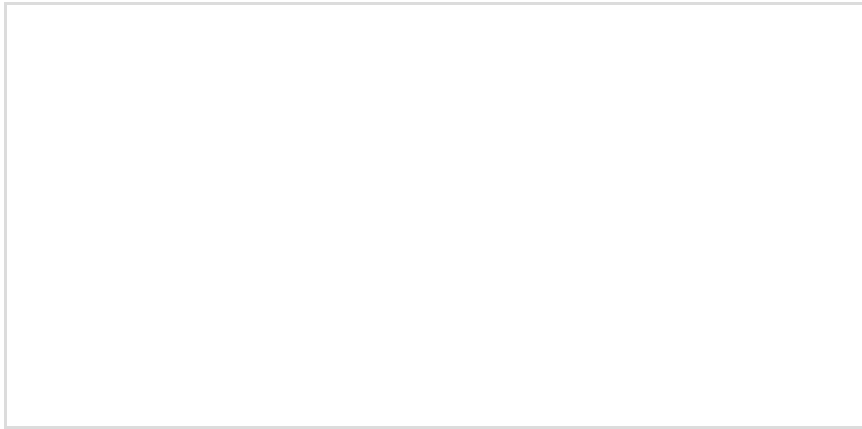
Offers Over £80,000



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA - 379 sq.ft. (35.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Housplan ©2023



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



01933 224953

wb@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS