



32 Gisburne Road
Wellingborough, NN8 4EE



Simpson & Weekley



Simpson and Weekley are delighted to offer to the market this large bay fronted five bedroom detached property, This property is perfect for a large family or investment opportunity. Closely located to Eastfield park providing amenity land for dog walking and family fun.

The property offers a large lounge , generous size kitchen leading onto a conservatory with a downstairs toilet. The first floor offers five bedrooms with a family bathroom. There is off road parking for two vehicles leading to a larger than average garage at the front of the property. To the rear there is a generous, fully enclosed garden, mainly laid to lawn and backing on to Eastfield Park.

This home does need some modernisation throughout but with the space on offer coupled with the location it really is recommended that you book a viewing. Just a short drive to Wellingborough Train Station, which provides a direct train link to London St. Pancras (journey time approx. 55 minutes) with trains coming every 30 minutes. The property is also close to schooling and local amenities.

EPC E/51 and Council Tax Band C.

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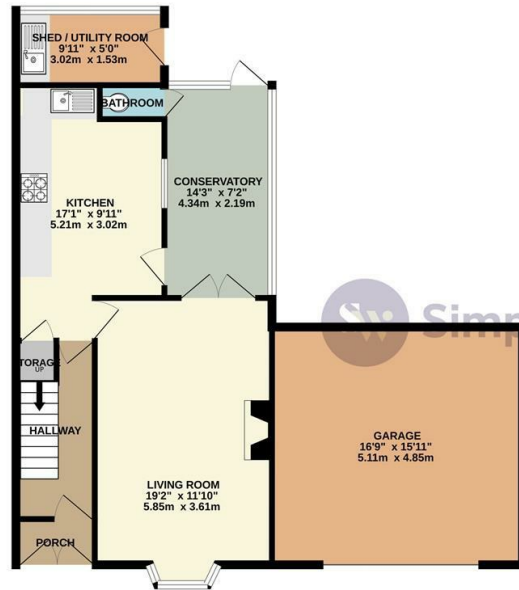
Price £280,000



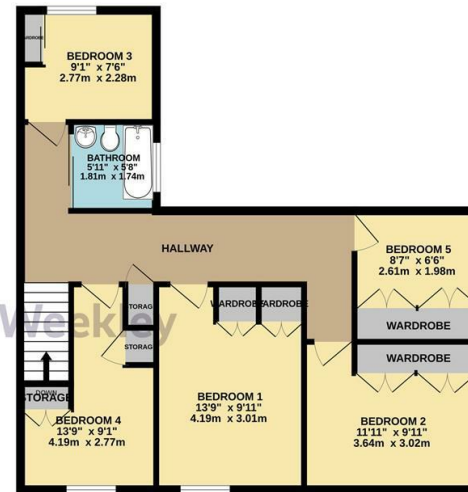
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GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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