



31 Shelley Road  
Wellingborough, NN8 3DB



**Simpson & Weekley**



Simpson and Weekley are delighted to offer to the market this semi detached three/four bedroom property. Located on the popular Queensway Estate, close to local schooling, amenities and the town centre. The property offers Kitchen/breakfast room, sitting/dining room, converted garage usable as a fourth bedroom, and downstairs wet room. moving to the first floor are three bedrooms and a family bathroom. The driveway provides parking to accommodate approximately four vehicles, the garden to the rear is of low maintenance with a good sized detached outhouse that could lend itself to many uses such as home office or gym. This home must be seen internally to be fully appreciated. Ideal for a family home or a first time buyer. 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. This is a must view property call today to book your viewing. EPC D/56 and Council Tax Band D.

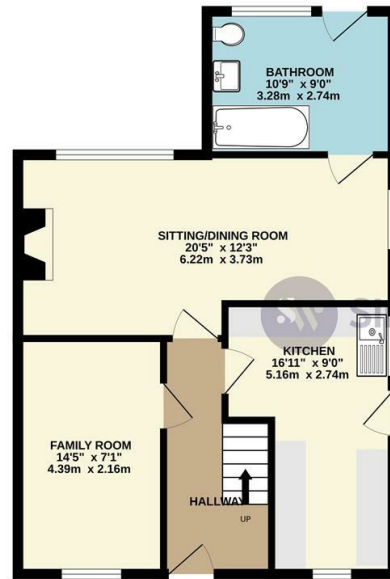


Price £264,995

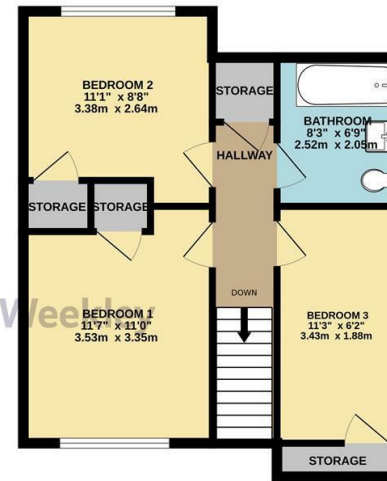
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GROUND FLOOR  
559 sq.ft. (52.0 sq.m.) approx.

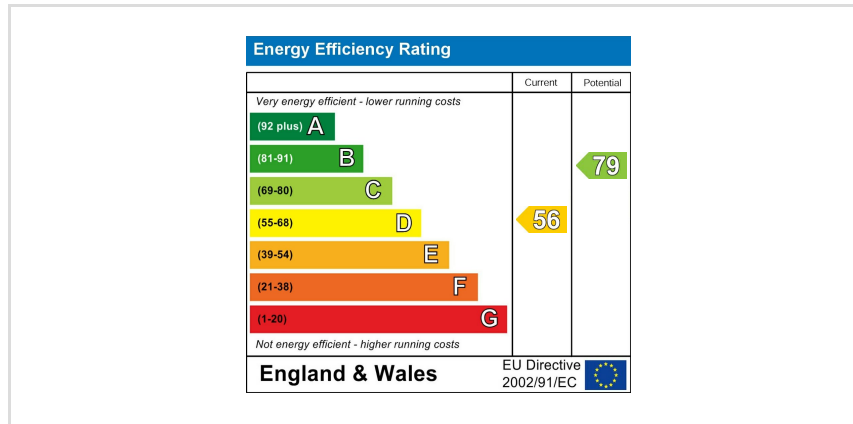


1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA - 1044 sq.ft. (97.0 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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**Simpson  
&Weekley**

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Journey Personal



01933 224953

[wb@simpsonandweekley.co.uk](mailto:wb@simpsonandweekley.co.uk)

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS