



37 Spencer Road
Wellingborough, NN8 2QB



Simpson & Weekley

This modern two bedroom semi detached is situated on the popular John Lea Estate on the outskirts of Wellingborough town. The property is placed in a quiet cul de sac and offers ample off road parking directly behind the property. There is a fitted kitchen, lounge diner and cloakroom to the ground floor with two generous sized bedrooms and family bathroom to the first floor. The rear garden also extends to the side of the property and offers private, fully enclosed outside space. Well stocked with a timber built shed also included in the sale.

An ideal starter home providing easy access to local amenities and schooling, an early inspection is highly recommended.

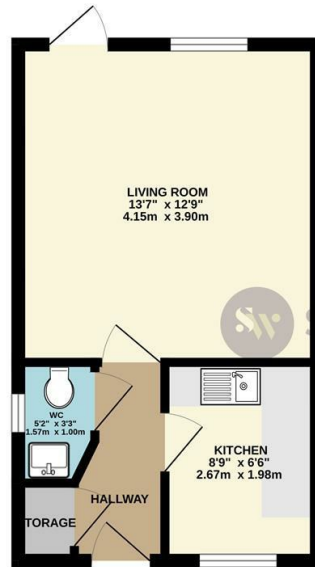
Council Tax Band B EPC: Ordered



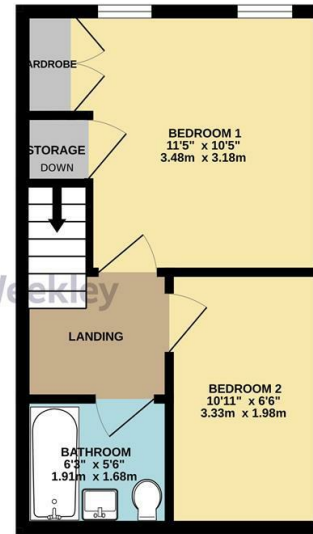
Price £219,950



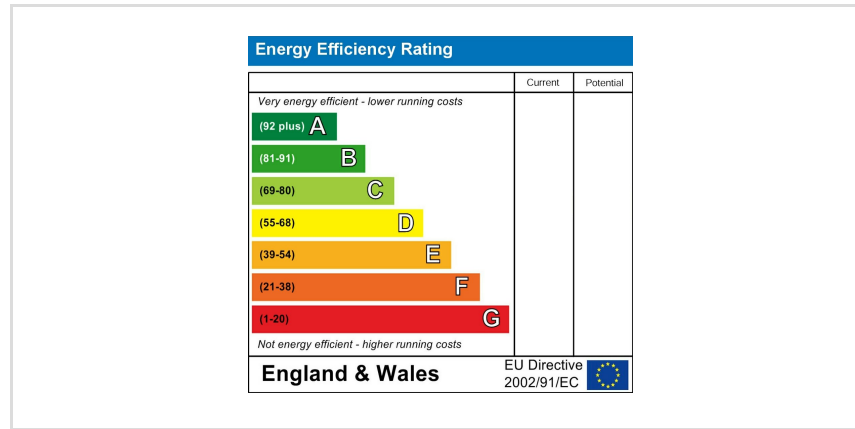
GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.
Made with Metrepa 2/2024



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