



4 Millers Park
Wellingborough, NN8 2NG



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this four bedroom semi detached. The space on offer in this property is fantastic and would make an ideal family home. There is room to extend further (Subject to relevant planning permissions). Situated on the edge of Wellingborough at the end of a cul de sac, boasting a generous garden to the front and rear of the property and offered for sale with no upward chain. Internally you will find a good sized fitted kitchen with additional utility area for storage, downstairs cloakroom and separate reception rooms. On the first floor there are 4 good sized bedrooms and family bathroom. With the location and size on offer an early inspection is highly recommend
EPC: C/74 Square ft: 1140

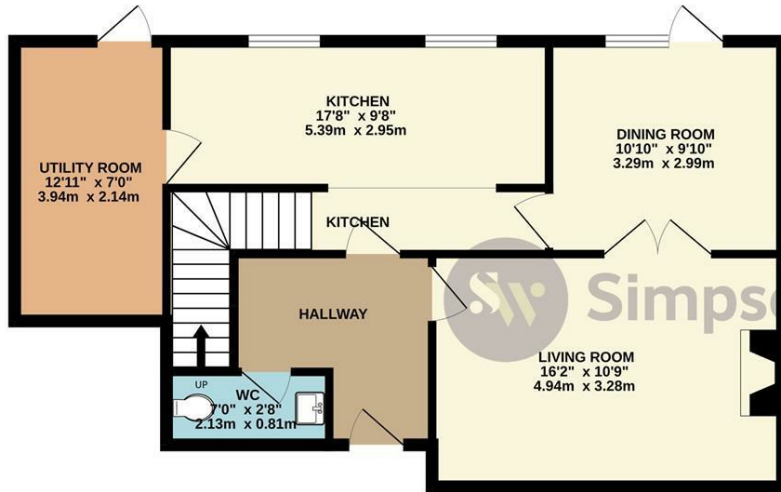


Price Guide £259,950

4 1 2



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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**.



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