



31 Abbey Road
Wellingborough, NN8 2JW



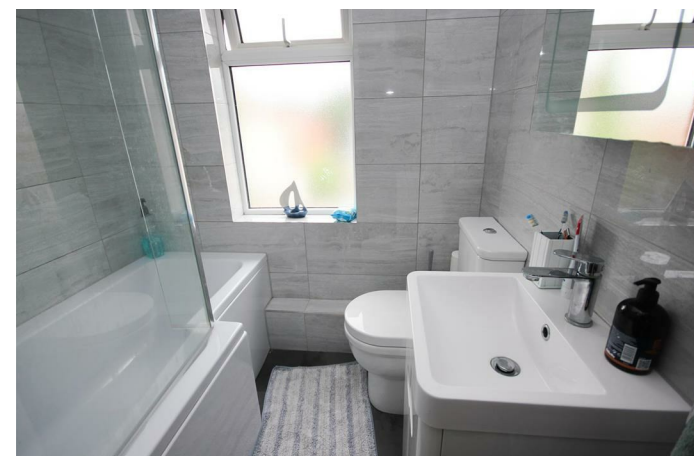
Simpson & Weekley

Simpson and Weekley Estate Agents are pleased to offer to the market this three bedroom, bay fronted semi-detached property. Situated within close proximity to the town centre, and provides easy access to local schools, shops and amenities. The property benefits from separate reception rooms, fitted kitchen and utility area which includes a WC. Upstairs there is a refitted family bathroom, two double bedrooms and a large single bedroom. To the rear of the property you will find a good sized garden backing onto a school playing field, fully enclosed and very private. Further benefits include gas central heating and off road parking. EPC ordered. Council tax band: B.



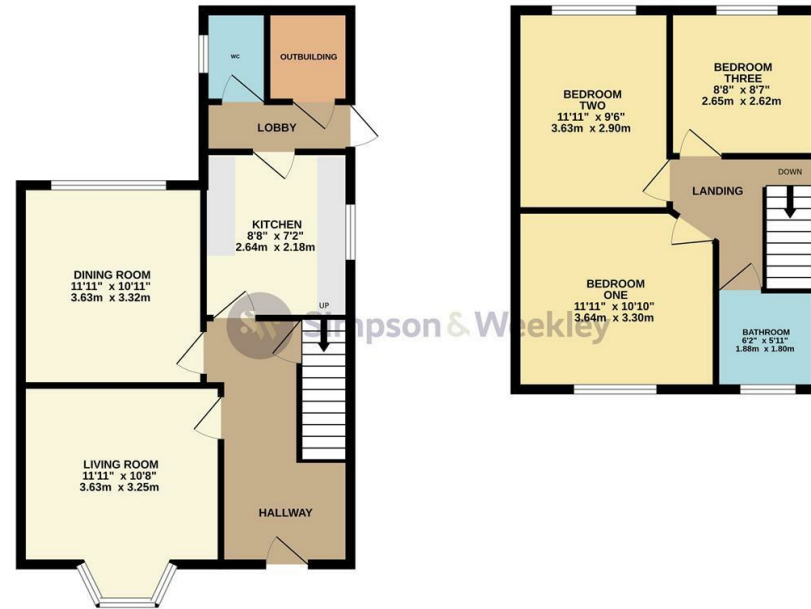
Asking Price £225,000

3 1 1



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 921sq.ft. (85.6 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 Metropac C3024.



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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