



80 Wilby Park
Wellingborough, NN8 2UL



Simpson & Weekley

Simpson and Weekley Estate Agents are delighted to offer to the market this one bedroom home for sale with No Chain located in a lovely area on the peaceful Wilby Park Development. Walking distance to Sainsburys and great transport links to the A509 and A45. This delightful property offers a cosy retreat with its one reception room, one bedroom, and a bathroom, making it perfect for those seeking a peaceful abode. As you step into the property, you are greeted by the inviting lounge area, complete with patio doors that flood the room with natural light, creating a warm and welcoming atmosphere. The conservatory provides a lovely space to relax. The bedroom boasts built-in wardrobes, offering ample storage space and adding a touch of convenience to the living quarters. Additionally, the property features a driveway ensuring that you have space to park a vehicle. Please note this property is for over 40's only.

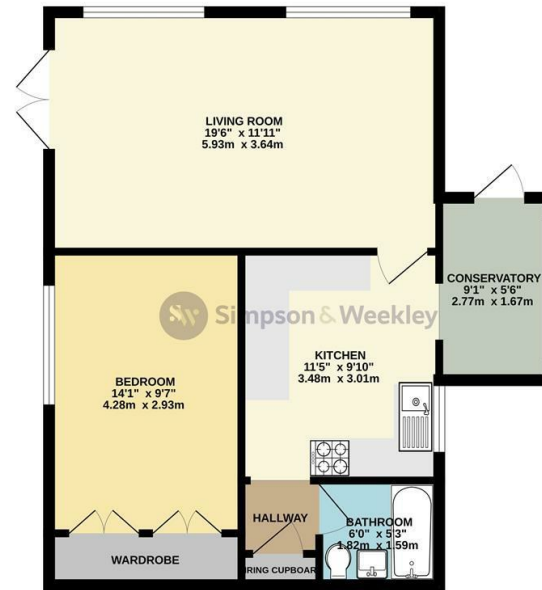
Ground rent approx £136 per month. Council tax band: A. EPC rating: Exempt.



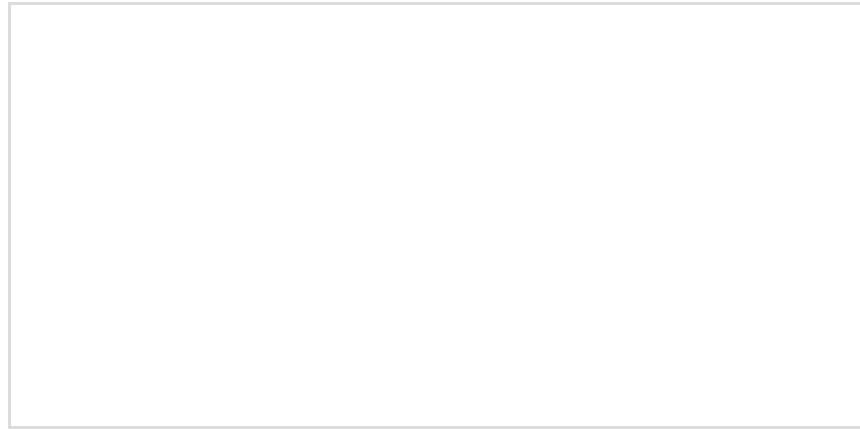
Asking Price £110,000



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 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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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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