



14 Spencer Road  
Wellingborough, NN8 2QB



**Simpson & Weekley**

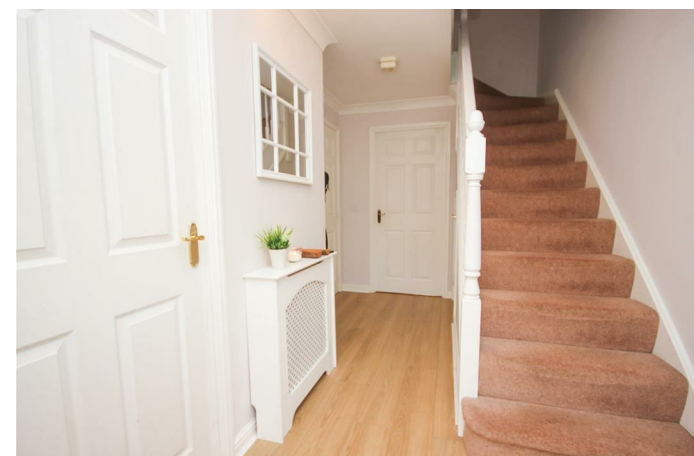


This attractive semi-detached townhouse on Spencer Road, Wellingborough is nestled in the privacy of a cul-de-sac within a popular estate. The house features four generously sized bedrooms offering ample space for a family. The kitchen, family bathroom and en suite have recently been fully renovated to an excellent standard. The lounge is located at the back of the property leading into a large, bright conservatory. To the rear you will find a generously sized, low maintenance outdoor space providing three principle areas for storage and enjoyment. The property features a detached garage and parking spaces for two cars. The heating has been upgraded to provide better water pressure. The loft has been boarded out for more usable storage. EPC C/Council tax band C.



£280,000

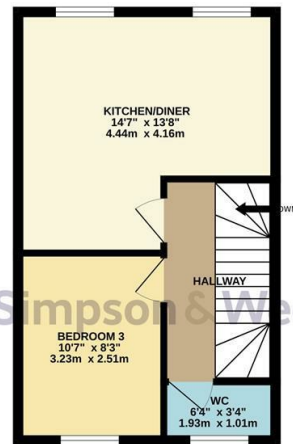
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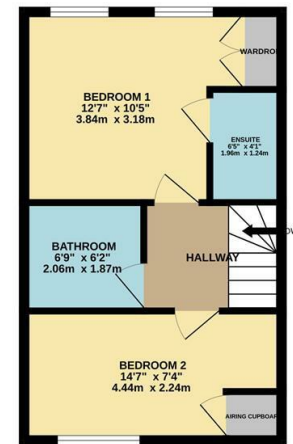
GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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