



61 Cedar Way
Wellingborough, NN8 4SH



Simpson & Weekley

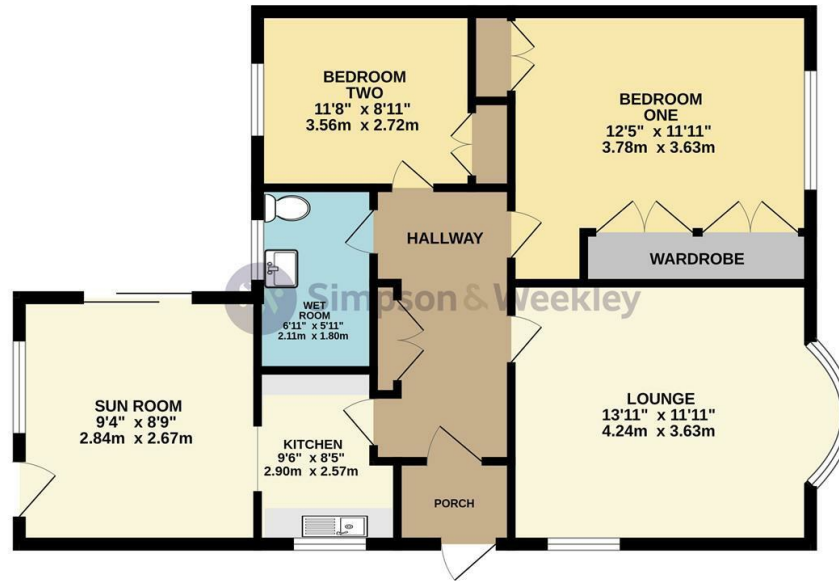
Offered with no chain this delightful two bedroom semi detached bungalow is situated on Cedar Way. The property benefits from two bedrooms, a kitchen, and a sunroom, this property offers a comfortable and inviting living space. As you step through the porch into the hallway with storage cupboards, you will be greeted by a warm and welcoming atmosphere that flows seamlessly throughout the home. The lounge is a perfect size for relaxing after a long day. Both bedrooms are thoughtfully designed, with built in wardrobes offering ample storage space. There is also a good sized wet room. Outside, you will find a private, well maintained garden with access to the garage, a perfect place to escape from the hustle and bustle of everyday life. With a garage and a driveway accommodating two vehicles, parking will never be an issue for you or your guests. EPC ordered. Council tax band B.



Asking Price £240,000



GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 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 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) 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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