



45 Fourth Avenue
Wellingborough, NN8 3NE



Simpson & Weekley

Welcome to Fourth Avenue, Wellingborough situated close to amenities and the town centre, this semi detached house could be your next home! The property boasts three bedrooms, kitchen with a utility room and cloakroom, lounge, dining room, and conservatory offer ample living space for all your needs. The bedrooms are well proportioned, with two double bedrooms and a full size single bedroom, providing versatility for various living arrangements. The family bathroom features both a shower and a bath, catering to your preferences for a quick shower or a relaxing soak after a long day. With parking space for four vehicles and a large garage, parking will never be an issue. The south facing 100ft long garden is perfect for enjoying the outdoors and soaking up the sun during the warmer months. Additionally, the loft is part boarded with electrics and lighting, offering potential for extra storage or even conversion into additional living space. EPC 61/D. Council tax band C.

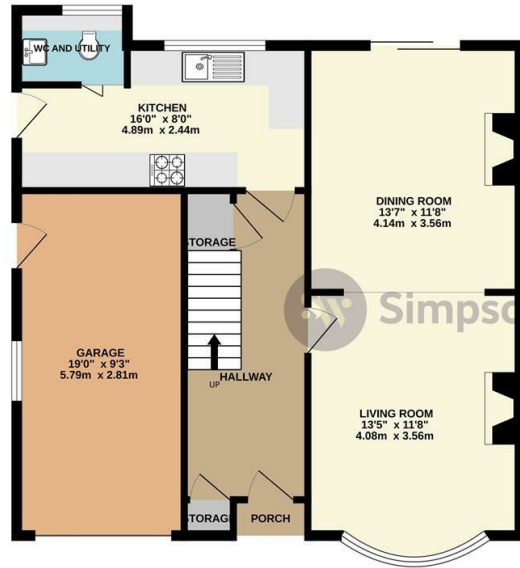


Offers Over £260,000

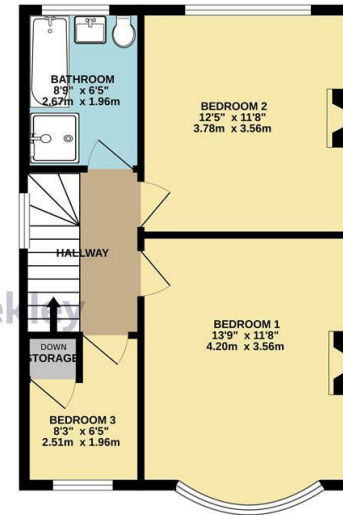
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GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1229 sq.ft. (114.2 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 Metropix 62024



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		61
(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	



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