



86 Great Park Street

Wellingborough, Northamptonshire NN8 4EA



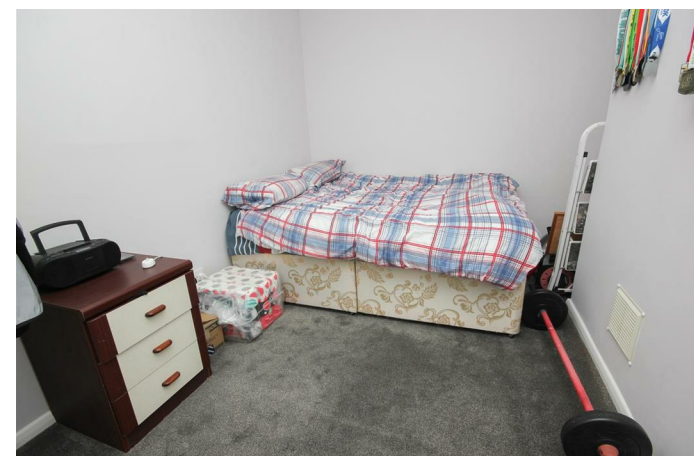
**Simpson & Weekley**

**\*\*More photos to follow!\*\*** Simpson and Weekley Estate Agents are delighted to offer to the market this well presented two bedroom, terraced property for sale. The property would make an ideal first time purchase or buy to let investment, and must be seen to appreciate what is on offer! The property boasts double glazing throughout, gas radiator central heating, enclosed rear courtyard garden, two reception rooms, and good sized family accommodation. The property comprises entrance hall, lounge, dining room, and kitchen. To the first floor there are two bedrooms and a family bathroom. Externally a lovely courtyard rear garden. Call us on 01933 224953 to book your viewing! Council tax band: A. EPC Rating: D/61.



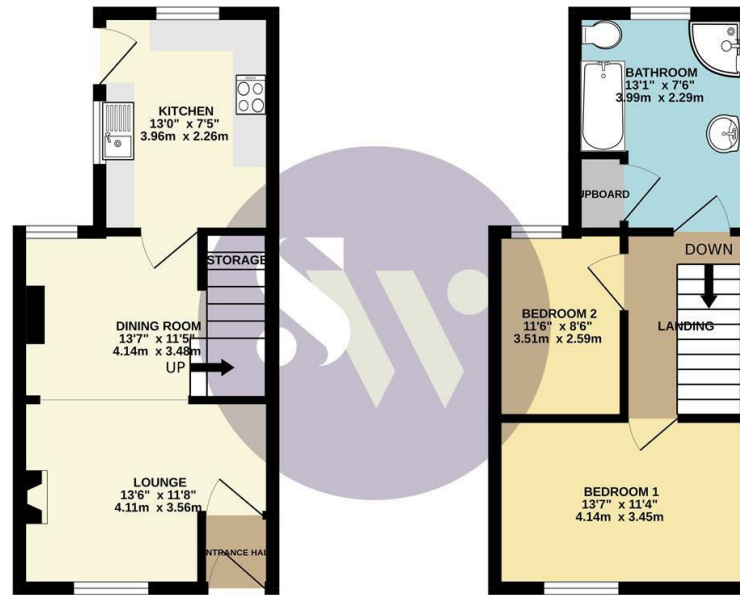
£179,950

 2  1  2



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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