



144 Fitzhugh Rise  
Wellingborough, NN8 6BU



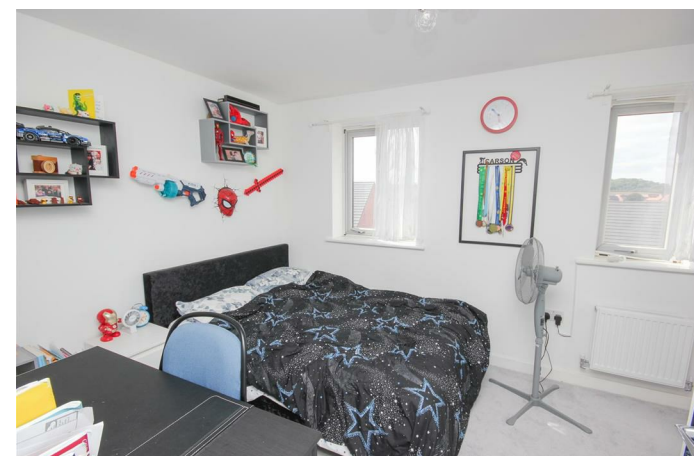
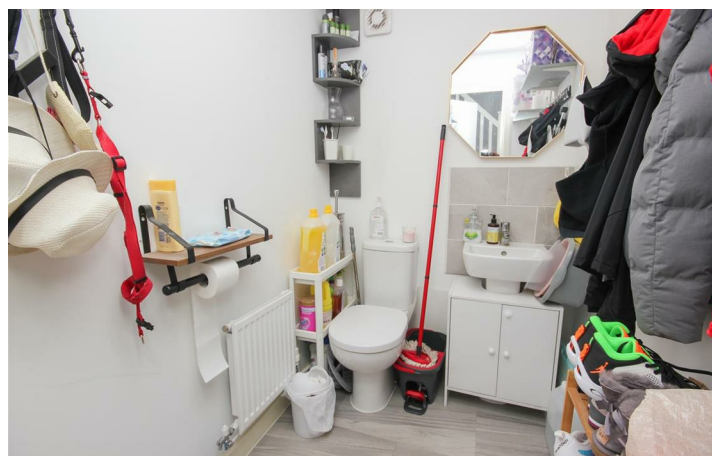
Simpson & Weekley

Welcome to this two year old semi detached townhouse located on Fitzhugh Rise on the desirable Glenvale Park, Wellingborough. As you step inside, you are greeted by a well presented interior. The ground floor features a kitchen, and a convenient downstairs WC for added comfort. Moving up to the first floor, you'll find the lounge, a second bedroom, and a modern main bathroom. Venture up to the second floor where you'll discover a third bedroom and the main bedroom complete with an en suite bathroom. Outside, this home does not disappoint. With a garage, a driveway accommodating two vehicles, and a fully enclosed good size private garden, there is plenty of space for outdoor activities and entertaining. More photos and floorplan to follow. EPC 85/B. Council tax band C.

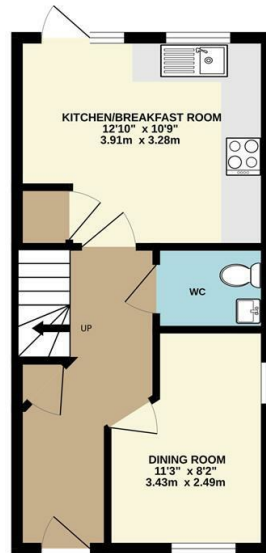


Asking Price £265,000

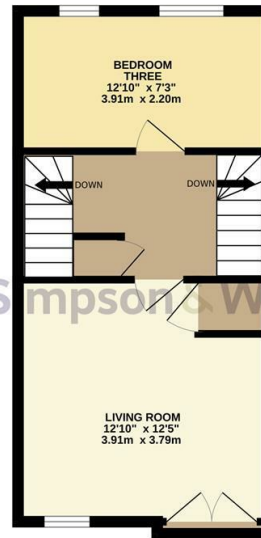
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GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



2ND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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>		<b>95</b>
(81-91) <b>B</b>	<b>85</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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