



46 Burns Road  
Wellingborough, NN8 3SB



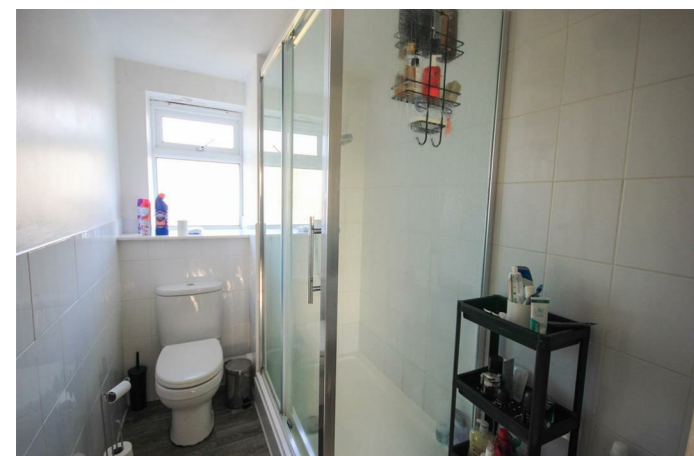
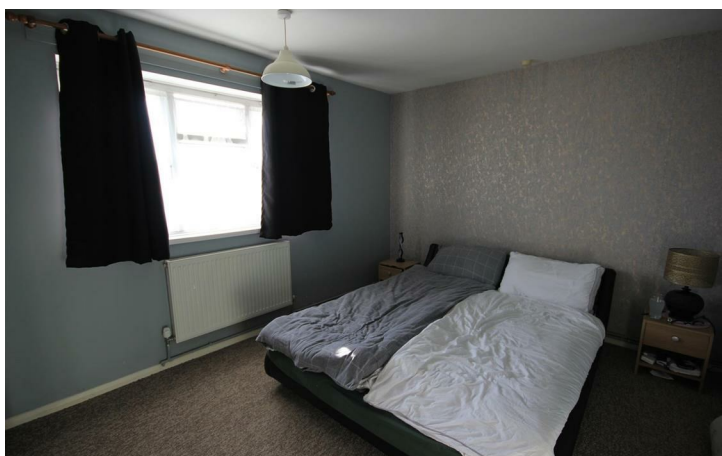
**Simpson & Weekley**



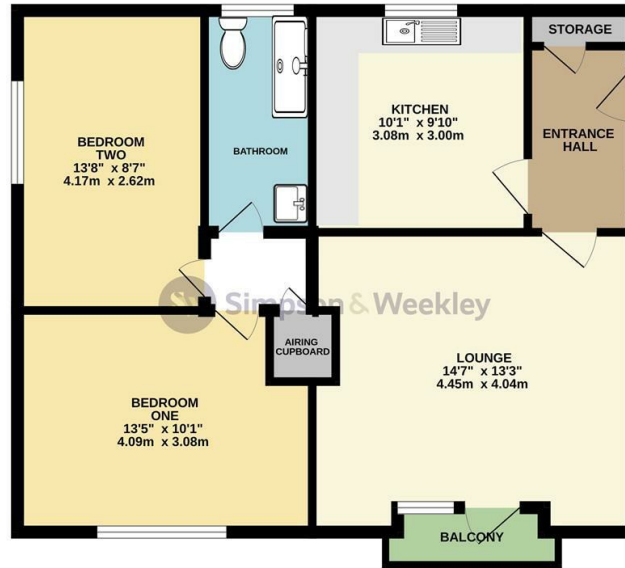
Simpson and Weekley are pleased to market this two bedroom first floor flat on Burns Road, Wellingborough, situated near the A509. As you step inside, you are greeted by a welcoming lounge area that leads out to a lovely balcony. There is a fully fitted modern kitchen and a convenient shower room. The two double bedrooms offer a peaceful retreat at the end of the day, ensuring a good night's sleep. EPC 82/B. Council tax band A. Service charge £200 PA. 89 years left on the lease.



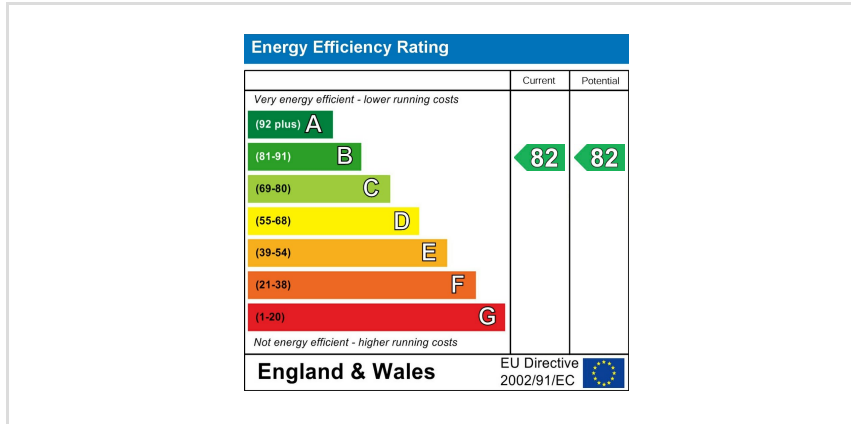
Asking Price £125,000



GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 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 misstatement. 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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