



45 Nightingale Lane

Wellingborough, Northamptonshire NN8 4TP



Simpson & Weekley

Offered for sale is this THREE BEDROOM, MID-TERRACED property to the market offered with NO ONWARD CHAIN. Boasting separate reception rooms, downstairs cloakroom and double glazing throughout. Located close to local amenities and schooling. The property comprises entrance hall, downstairs cloakroom, lounge, dining room, and kitchen. To the first floor there are three bedrooms, and a family bathroom. Externally an enclosed rear garden to the back. This would make an ideal investment opportunity or family home. Offered for sale with NO UPPER CHAIN, a viewing is highly recommended. Council tax band: A. EPC Rating: C/72.

Price £189,950



3



2



1

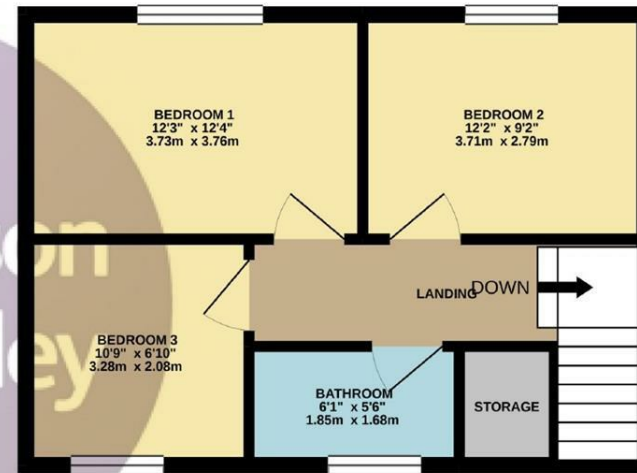


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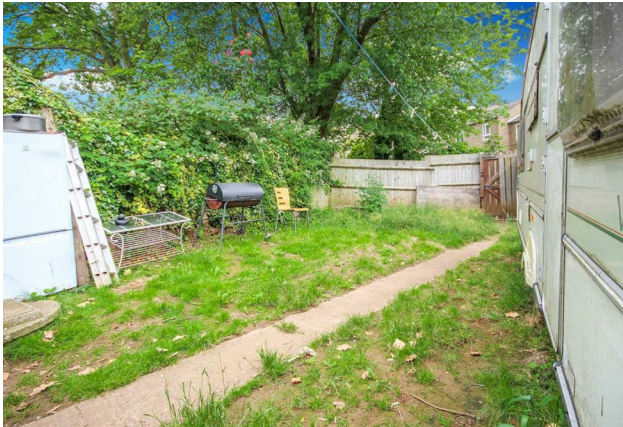
GROUND FLOOR



1ST FLOOR



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) A		
(81-91) B		87
(69-80) C	72	
(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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