



70 Shelley Road
Wellingborough, NN8 3DP



Simpson & Weekley

Nestled on Shelley Road in Wellingborough, this delightful semi detached house has two/three bedrooms, this property is ideal for families or those seeking extra space. Upon entering, you are welcomed by a spacious entrance hall that leads to a lounge. The versatile dining room, which can also serve as a third bedroom, provides flexibility to suit your lifestyle needs. The kitchen is functional and well equipped, complemented by a convenient utility/shower room that enhances the home's practicality. Ascending to the first floor, you will find two generous bedrooms, each offering ample space for furnishings and personal touches. The main bathroom is thoughtfully designed, catering to the needs of the household. Outside, the property boasts a driveway that accommodates two vehicles, ensuring ease of access. Additionally, there is a large garden storage room attached to the side of the house, providing valuable space for tools and outdoor equipment. The rear garden is enclosed, offering a private sanctuary for outdoor activities, gardening, or simply enjoying the fresh air. EPC 63/D. Council tax band A.

Asking Price £229,995



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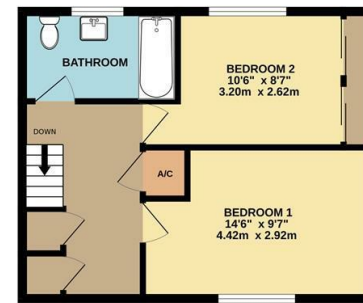


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GROUND FLOOR



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		
(69-80) C		
(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	

63



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