



80 Minerva Way
Wellingborough, NN8 3TR



Simpson & Weekley

Offered on the market with no chain Situated on Minerva Way in Wellingborough, this well-presented three-bedroom terraced house offers a delightful blend of comfort and convenience. Ideal for families, the property is situated close to local schools and amenities, making it a perfect choice for those seeking a vibrant community atmosphere.

Upon entering, you are welcomed by a refitted kitchen, which is both modern and functional, catering to all your culinary needs. The ground floor also features a spacious lounge diner, providing an inviting space for relaxation and entertaining. And a refitted downstairs WC.

As you ascend to the first floor, you will find two generously sized double bedrooms, one of which boasts a large cupboard for ample storage. Additionally, there is a single bedroom, perfect for a child's room or a home office. The family bathroom has been thoughtfully replaced with a contemporary shower room, ensuring convenience and style.

One of the standout features of this property is the large rear garden, which offers a good degree of privacy, making it an ideal space for outdoor activities, gardening, or simply enjoying the fresh air.

With its excellent location and well-designed living spaces, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.

Council Tax Band: A

EPC Rating: 71C

Offers Over £190,000



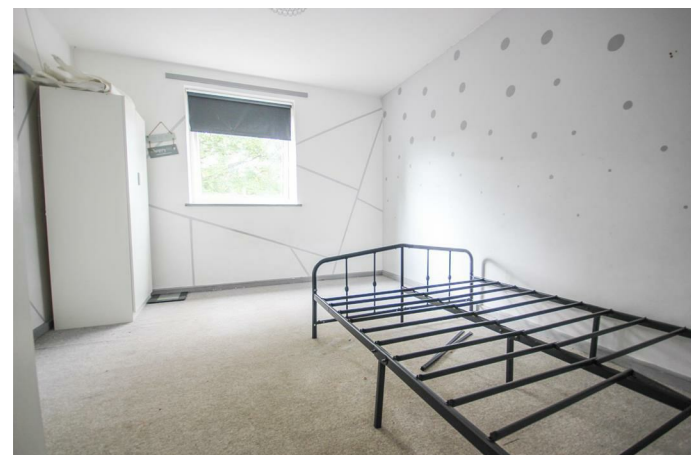
3



2

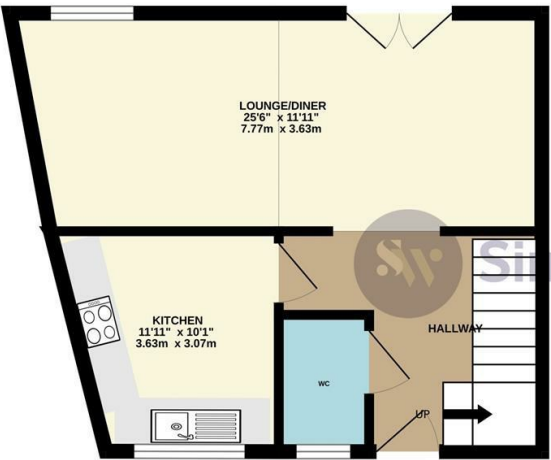


1

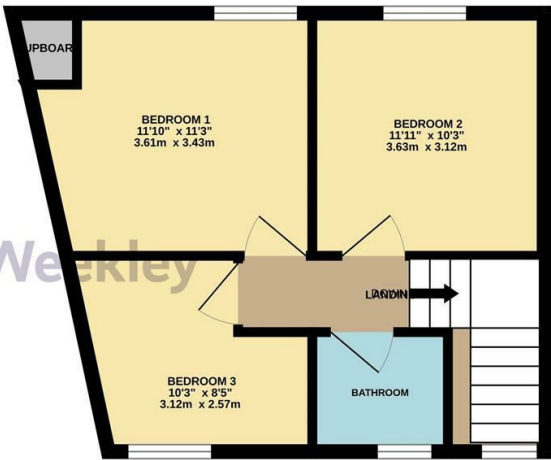


Simpson & Weekley

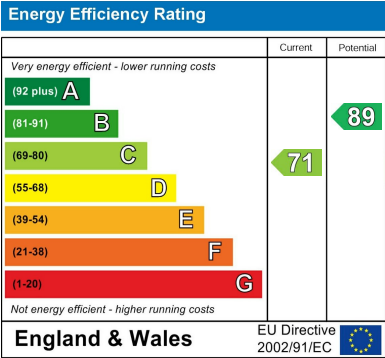
GROUND FLOOR



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.
Made with Metropix ©2025



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



01933 224953

wb@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS