



102 Melton Road North
Wellingborough, NN8 1PP



Simpson & Weekley

Located on Melton Road North in Wellingborough, this three-bedroom terraced house offers a delightful blend of comfort and convenience. Perfectly situated close to the train station and the bustling town centre, this property is ideal for those seeking easy access to local amenities and transport links.

Upon entering, you are welcomed into a spacious lounge through to diner, providing an inviting space for relaxation and entertaining. The kitchen is thoughtfully designed, featuring an integrated ironing board, ensuring practicality in your daily routines.

The first floor boasts two generously sized double bedrooms, each adorned with a fireplace, adding character and warmth to the home. A single bedroom is also present, making this property suitable for families or those in need of a home office. The fitted family bathroom is modern and functional, catering to all your needs.

One of the standout features of this property is the expansive south-facing rear garden, measuring an impressive 80 x 13ft. This outdoor space is perfect for gardening enthusiasts or those who enjoy al fresco dining. Additionally, the garden includes a fully functioning outside WC and a bar area complete with optics and lights, making it an excellent spot for entertaining friends and family during the warmer months.

This terraced house presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this delightful property your own.

Council Tax Band: A

EPC Rating: Ordered

Offers In Excess Of £200,000



3



1



2



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TOTAL FLOOR AREA : 940 sq.ft. (87.3 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 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 (2020)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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