



87 Ambleside Close
Wellingborough, NN8 3ZH



Simpson & Weekley

Located in the charming area of Ambleside Close, Wellingborough, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an inviting 698 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

As you enter, you are welcomed by a spacious recently renovated 13-foot kitchen diner, which serves as the heart of the home. This area is perfect for both casual dining and entertaining guests, providing a warm and inviting atmosphere. The layout of the house ensures that natural light flows throughout with newly fitted windows, enhancing the overall sense of space and warmth.

The property also boasts the added benefit of off-road parking, a valuable feature in today's busy world, allowing for easy access and peace of mind. The front of the house presents a pleasant façade, contributing to the overall appeal of the property.

Located in a friendly neighbourhood, this home is conveniently situated close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. With its combination of practical features and a welcoming environment, this semi-detached house on Ambleside Close is a wonderful opportunity for anyone looking to settle in Wellingborough. Don't miss the chance to make this charming property your new home.

Council Tax Band B

EPC ordered

Asking Price £230,000



3



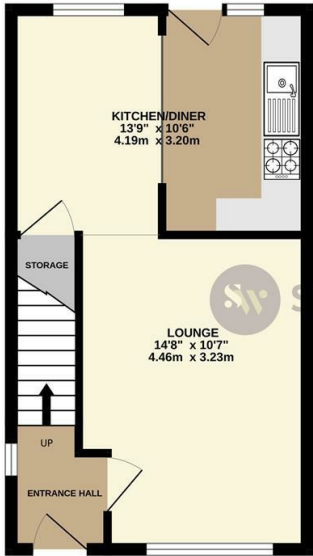
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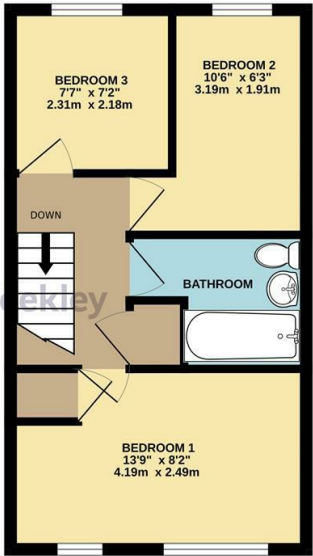
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GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 698sq.ft. (64.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	



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