



37B Victoria Road  
Wellingborough, NN8 1HH



**Simpson & Weekley**



\* THIS PROPERTY HAS NO CHAIN \*

This beautifully renovated Mews style house offers a delightful living space perfect for individuals or couples seeking a modern home. With two bedrooms and large walk in wardrobe, this property provides a versatile layout that can easily adapt to your needs, whether you require a guest room, a study, or simply extra storage.

The house has been fully renovated, ensuring that you can move in without the hassle of any immediate repairs or updates. The contemporary design and high-quality finishes throughout create a warm and inviting atmosphere with 12 inches of insulation on the external walls, making it an ideal retreat after a long day. The inclusion of a downstairs cloakroom adds to the convenience of the home, providing an extra touch of practicality for both residents and guests. Electrics and boiler have also recently been updated with all guarantees available.

Situated close to local amenities, you will find everything you need within easy reach, from shops and cafes to parks and public transport links (Wellingborough to St Pancras in just 50 minutes). This prime location allows for a balanced lifestyle, combining the tranquillity of residential living with the vibrancy of community life.

With no onward chain, this property presents a rare opportunity for a smooth and swift purchase. Whether you are a first-time buyer or looking to downsize, this Mews style property on Victoria Road is a must-see. Embrace the chance to make this lovely home your own and enjoy all that Wellingborough has to offer.

EPC 75/C

Asking Price £137,500



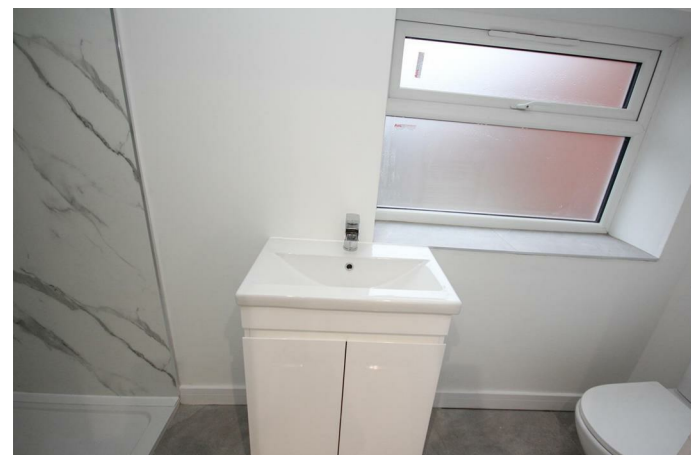
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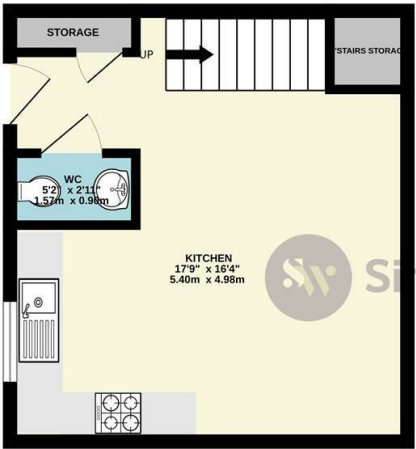


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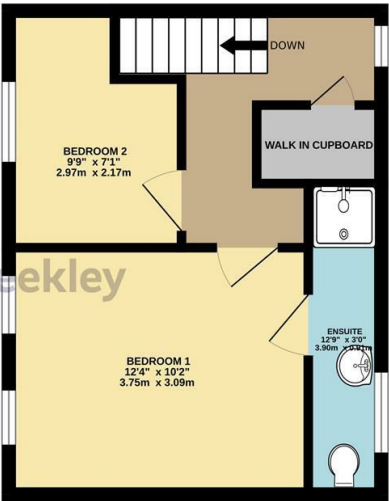


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GROUND FLOOR  
289 sq.ft. (26.9 sq.m.) approx.

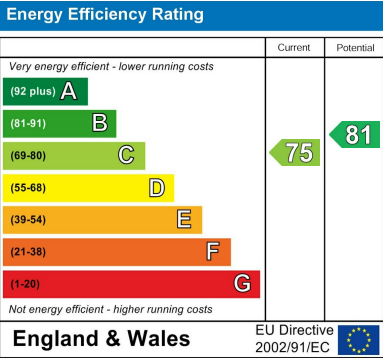


1ST FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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 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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01933 224953

[wb@simpsonandweekley.co.uk](mailto:wb@simpsonandweekley.co.uk)

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS