



45 Knox Road

Wellingborough, Northamptonshire NN8 1JA

Simpson
and Weekley



Simpson and Weekley are delighted to offer to the market this **FOUR BEDROOM TERRACED** property. This recently renovated HMO property boasts **TWO RE-FITTED SHOWER ROOMS**, new double glazing throughout, and is located within walking distance of the train station, town centre, schooling and local amenities.

Communal facilities include; **LOUNGE/ DINER, KITCHEN/BREAKFAST ROOM** with brand new white goods, a range style cooker and a enclosed rear garden.
EPC Rating: C/71

DISCLOSURE REQUIREMENTS

Under Section 21 of the Estate Agents Act 1979 we are required to disclose the seller of this property is an employee/employer of Simpson & Weekley Estate Agents.

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Offers in excess of: £200,000



Measurements:

Bedroom - 10'1 x 11'2

Lounge - 10'5 x 11'3

Kitchen - 5'11 x 14'6

Bedroom - 13'5 x 11'3

Bedroom - 13'5 x 11'4

Bedroom - 8'6 x 11'3



Offices at:

Wellingborough
01933 224953

Rushden
01933 418917

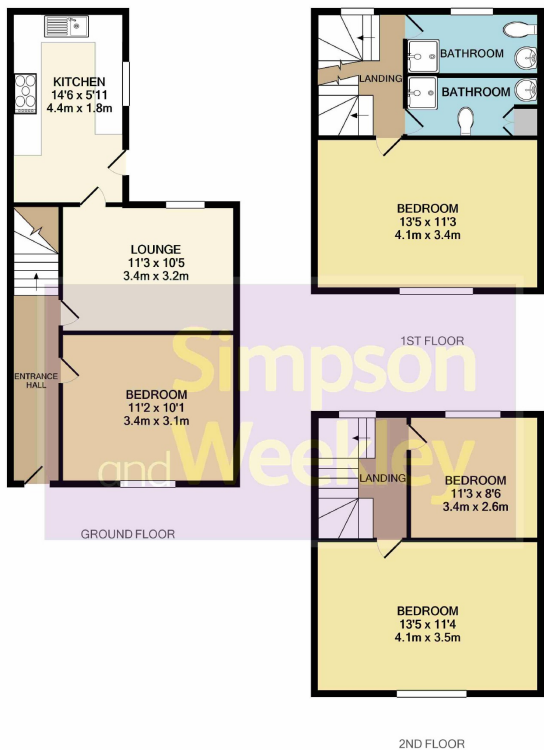
Kettering
01536 518200

Thrapston
01832 731222

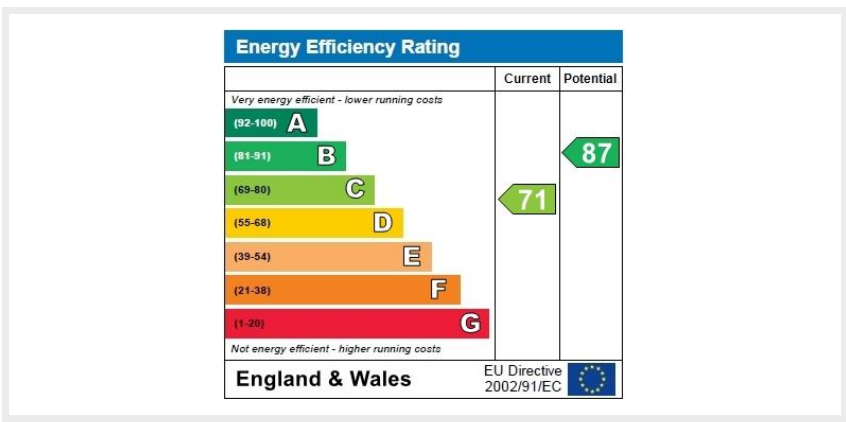
Burton Latimer
01536 722355

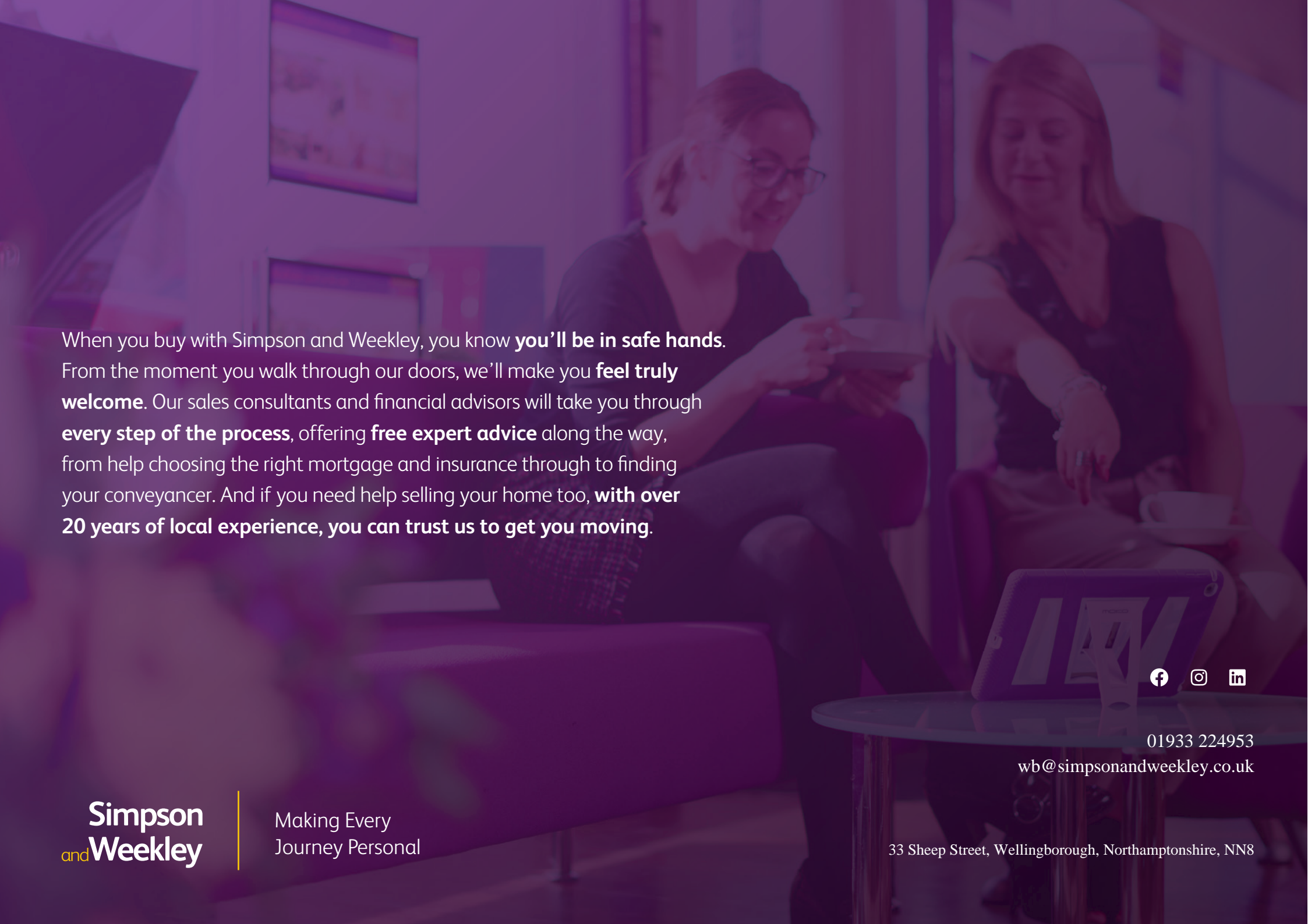
Corby
01536 722355

Northampton
01604 590888



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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**.



01933 224953

wb@simpsonandweekley.co.uk

**Simpson
and Weekley**

Making Every
Journey Personal

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