



34. Irthlingborough Road  
Wellingborough, NN9 5DS



**Simpson & Partners**



Located in the heart of Finedon is this beautifully presented three DOUBLE bedroom property, situated on a larger than average plot.

To the ground floor is a large living room with sliding doors to conservatory, refitted kitchen with breakfast bar and door to rear, and separate dining room. The first floor comprises of three double bedrooms and family bathroom.

Externally is a large, yet private rear garden which boasts huge potential. To the front is off road parking.

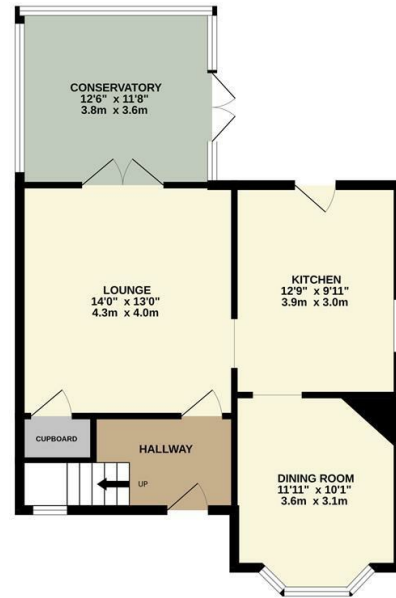
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£260,000



GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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