



40 Brigadier Way
Weldon, NN17 3NA



Simpson West

Located within the ever popular Weldon Park area is this three bedroom semi detached residence that is being offered to the market for sale with no onward chain. The property occupies a pleasant position being within walking distance to the local schools, shops and other amenities. Features include an entrance hall, cloakroom w/c, living room and the modern fitted kitchen dining room. To the first floor there are two double bedrooms, the larger of which boasts an en-suite shower room, a good single bedroom and the main family bathroom. Outside there is an enclosed garden that is mainly laid to lawn. There is off road parking to the side for multiple vehicles. Early viewings are a must. Energy rating B. Council Tax Band C.

£220,000



3



2

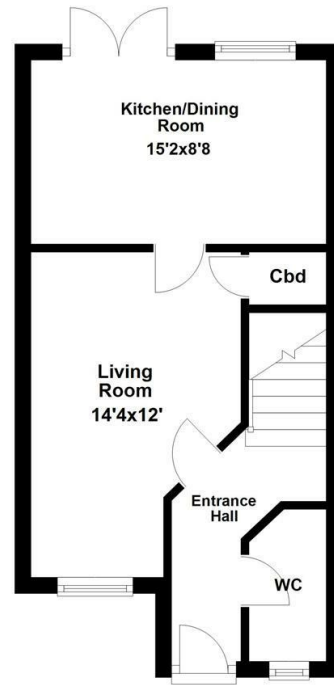


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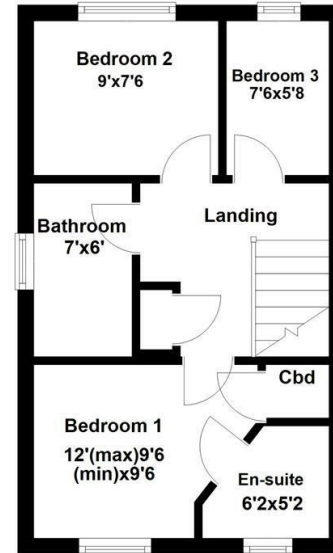


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Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.
Floor plan created by Simpson West for their use.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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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