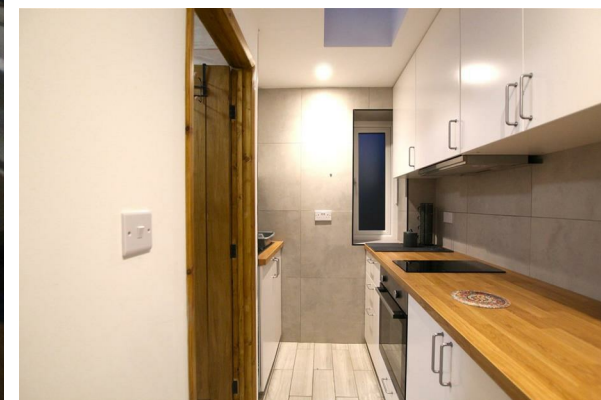




BYWATER HERRING
SALES & LETTINGS
— A TRADITION OF TRUST —

TO LET

Pershore Close Wellingborough
£625 Per Calendar Month



- Brand new one-person annex, finished to a modern standard
- Semi-furnished to make moving in easier
- Smart shower room with modern fittings
- Sainsbury's around 5 minutes away, Tesco slightly further
- Both major industrial estates less than a 10-minute drive
- Rent includes all bills for simple, stress-free budgeting
- Open-plan living/sleeping space with a fresh, compact layout
- Underfloor heating
- The Priory pub within a 10-minute walk
- Quick access to the A45 and Wellingborough Station

Tucked away in a quiet Wellingborough cul-de-sac, this compact one-person annex is fresh, modern and ready to move into.

THE PROPERTY

It's a brand new conversion designed around low-maintenance living with warm underfloor heating, a clean modern finish, and a space that's easy to settle into. It also comes semi-furnished, making the move-in even simpler.

Inside, the open-plan layout works perfectly for someone who wants their own private space without paying for rooms they won't use. The living and sleeping areas share one well-planned space that's simple to arrange and make your own.

With a smart shower room and a brand new kitchen that includes an induction hob and electric oven.

And because the rent includes all your bills, budgeting becomes something you don't have to think about.

It's a great fit for a single working tenant, somewhere quiet and practical with quick access to Wellingborough's main employment zones. Both Park Farm and Finedon Road Industrial Estates are less than a 10-minute drive away, and the A45 is close by, keeping wider routes simple.

When you want to get out and about, you've got plenty within easy reach. Sainsbury's is around a 5-minute drive, with Tesco just a little further along. The Priory pub is within a 10-minute walk for an easy evening out, and Croyland Park offers a green escape only a short drive away.

For commuters, Wellingborough Station gets you to London St Pancras in under an hour.

Parking isn't available at the property, so this one suits someone who either doesn't drive or is happy to find their own on-street solution.



Total area: approx. 19.9 sq. metres (213.7 sq. feet)

