



Directions

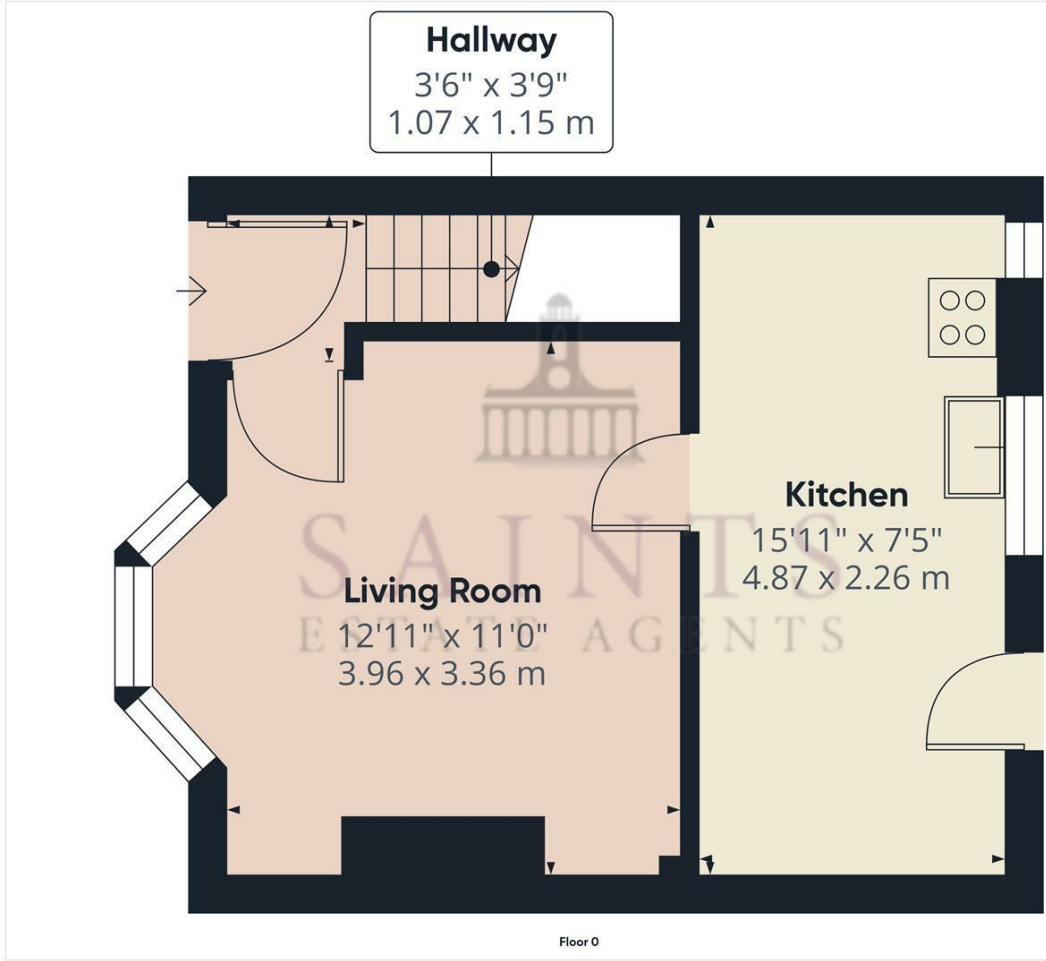
Viewings

Viewings by arrangement only. Call 01604 210693 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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		



SAINTS ESTATE AGENTS	
Approximate total area ⁽¹⁾	
299 ft ²	27.8 m ²
(1) Excluding balconies and terraces.	
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.	
Calculations are based on RICS IPMS 3C standard.	
GIRAFFE360	



59 Kingsway, Wellingborough, NN8 2PB

Offers over £174,995

- Two well-proportioned bedrooms
- Family bathroom
- Excellent potential for modernisation
- Separate living room and kitchen
- Generous garden space
- Great location with good transport links

59 Kingsway, Wellingborough NN8 2PB

****CHAIN FREE****

Located in the well-established area of Kingsway, Wellingborough, this 2-bedroom home offers comfortable living at a great price point. Ideal for first-time buyers, small families, or investors, the property combines practicality with excellent value for money.

The property comes fully furnished, property has generated in the past 2 years £850-£900 pm rental income.

The home features a separate living room and a bright kitchen, providing clearly defined spaces for relaxation and dining. This property is fully furnished. Upstairs, there are two good-sized bedrooms and a family bathroom, all arranged in a well-proportioned layout.

Positioned close to local amenities, schools, and public transport, this property offers both convenience and affordability in a popular residential location.

A fantastic opportunity to secure a well-located home at a competitive price.

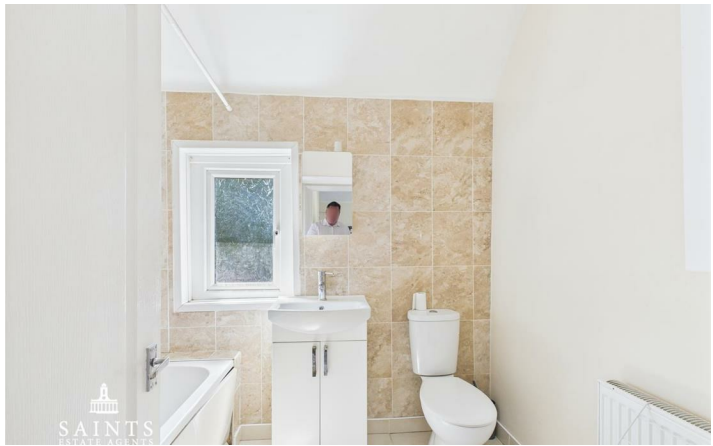
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 1

 1

 C

Council Tax Band: A



Hallway

Carpeted stairs leading to first floor landing, door leading to the living room, radiator.

Living Room

Double glazed window to front, display fireplace, laminate flooring, door leading to the kitchen.

Kitchen

Double glazed window to rear, wooden work surfaces, electric hob, radiator, built in oven, washing machine, obsured double glazed door to rear leading to garden.

First Floor Landing

Doors leading to all rooms.

Bathroom

Obscured double glazed window to rear, low level WC, sink with mixer tap, bath with mixer taps and shower head, tiles.

Bedroom 1

Double glazed window to front, radiator, carpeted.

Bedroom 2

Double glazed window to rear, radiator, carpeted.