



3 Chestnut Close
Wymington, Beds NN10 9LX



Simpson & Weekley

VILLAGE LOCATION Simpson and Weekley are delighted to offer to the market this three bedroom semi-detached family home. Ideally located in the peaceful village of Wymington and offering easy access to lots of amenities including shops, schools and the always popular Rushden Lakes development. The property is well presented throughout and offers living accommodation set over two floors and comprising in brief; entrance hallway, lounge and kitchen diner downstairs. The first floor boasts three separate bedrooms and a family bathroom. The property also benefits from gas central heating and double glazing throughout. Externally there are gardens to the front and rear, in the back garden is a timber built out building/summerhouse with power and lighting. There is also a single garage to the side of the property. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band B

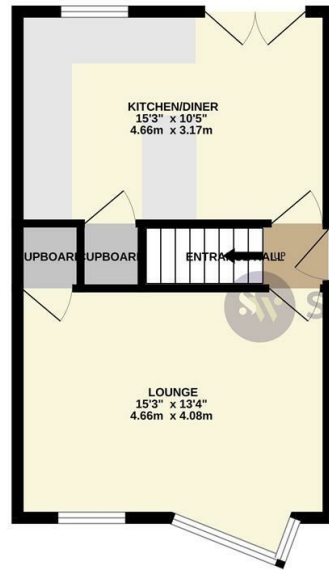


Offers Over £230,000

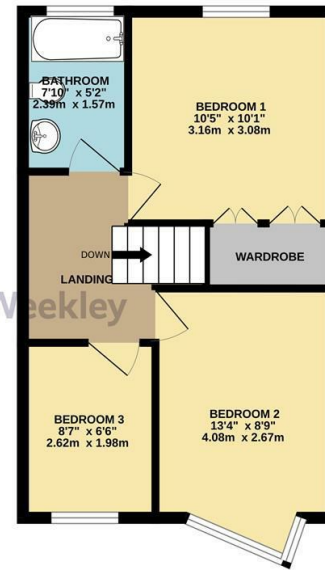
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GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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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