



13 Wantage Road
Irchester, NN29 7HE



Simpson & Weekley

FULLY REFURBISHED BUNGALOW ***CHAIN FREE*** Simpson and Weekley are delighted to offer to the market this extremely well presented two bedroom semi-detached bungalow. Ideally located in the popular Northamptonshire village of Irchester and offering easy access to lots of local amenities including shops, country parks and the always popular Rushden Lakes development. The bungalow has recently been completely refurbished throughout to a very high standard and boast living accommodation comprising in brief; entrance hallway, open plan lounge, kitchen diner, two bedrooms and a modern shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a enclosed private rear garden, and a private driveway to the front of the property. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band A

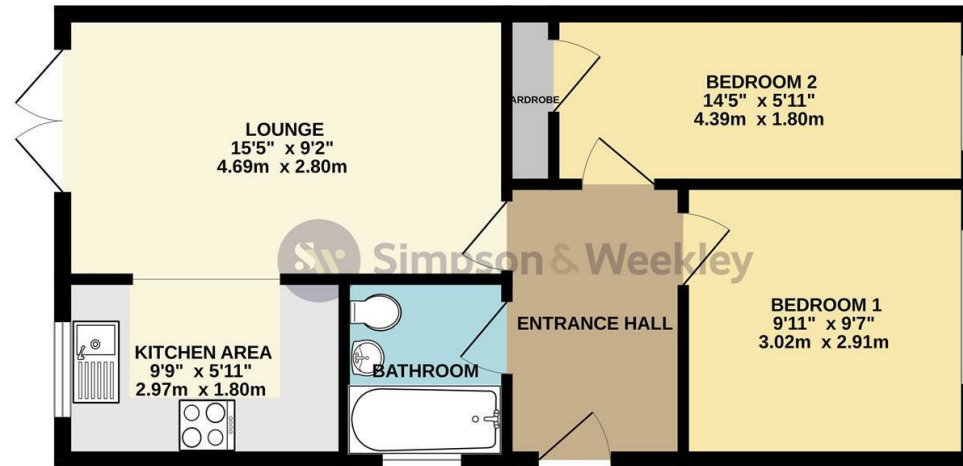


£245,000

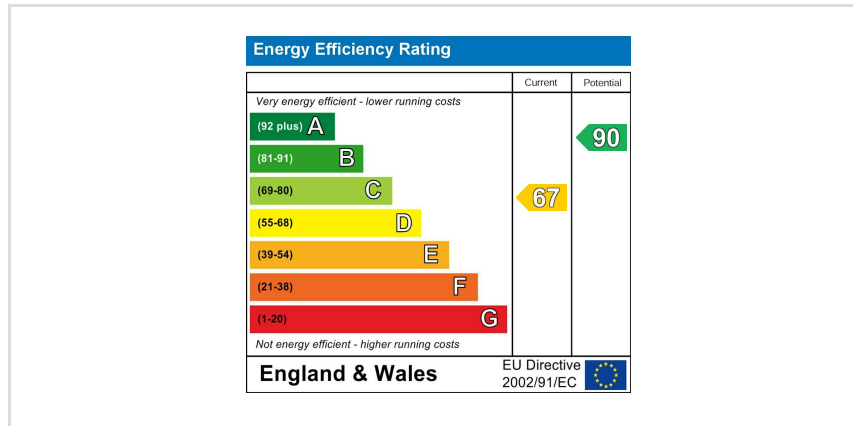
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GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.1 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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When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
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Making Every
Journey Personal



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