



103 High Street
Wellingborough, NN29 7AA



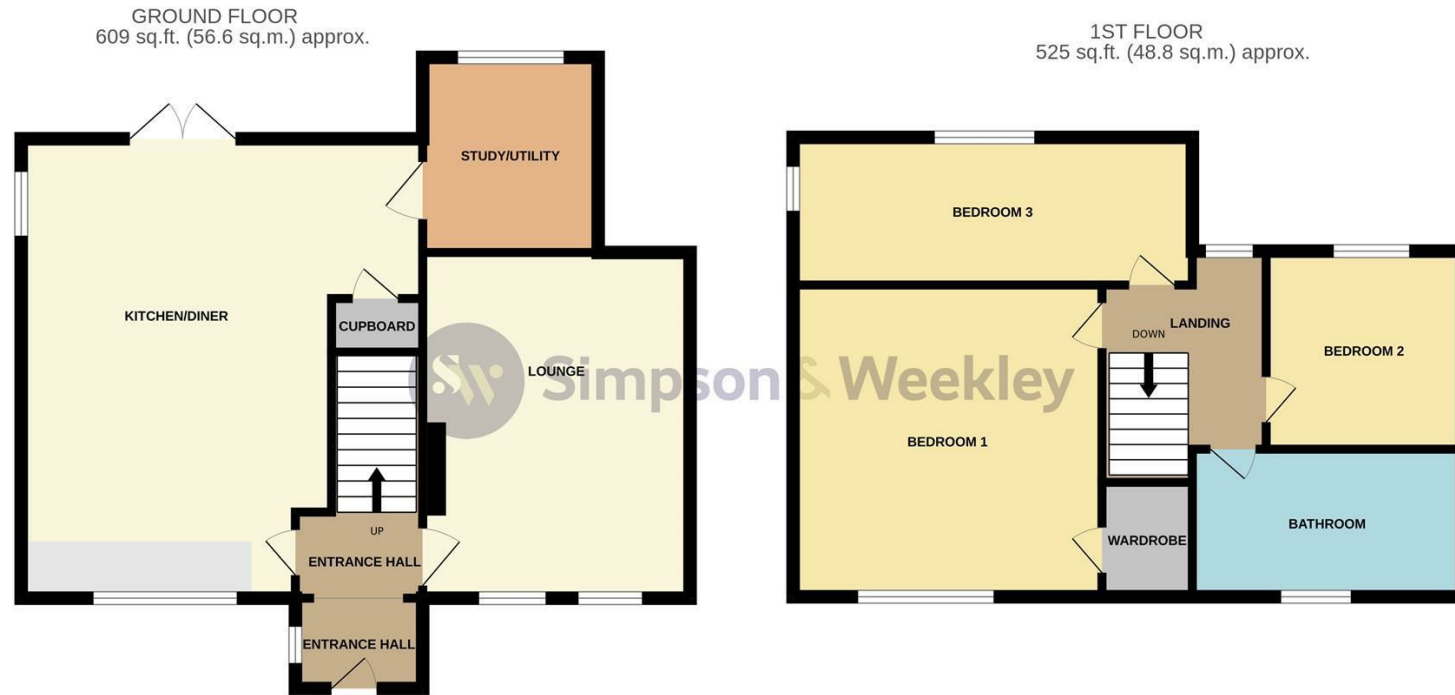
Simpson & Weekley

*****PACKED FULL OF CHARACTER AND CHARM***** Simpson and Weekley are delighted to offer to the market this wonderful three bedroom cottage. Ideally located in the heart of Irchester village and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is beautifully presented throughout and offers ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, kitchen diner and study/utility room downstairs. The first floor boasts a large master bedroom, two further generous bedrooms and a large four piece family bathroom. The home also benefits from gas central heating and wooden double glazing throughout. Externally there is a large mature rear garden, a front garden and off street parking for several cars. An internal viewing is highly recommended to fully appreciate everything this amazing cottage has to offer. Council Tax Band B, EPC Rating D

£325,000



Simpson & Weekley



TOTAL FLOOR AREA : 1134 sq.ft. (105.3 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		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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