



Windsor Road, Wellingborough NN8 2ND
Offers In The Region Of £212,000

- Semi-Detached
- High Decorative Standard
- Gas Radiator Heating
- Two Double Bedrooms
- Garden Decking
- No Upward Chain
- UPVC Double Glazing



Call 01933 423 983

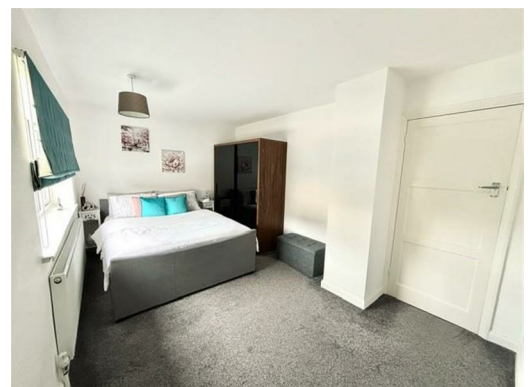
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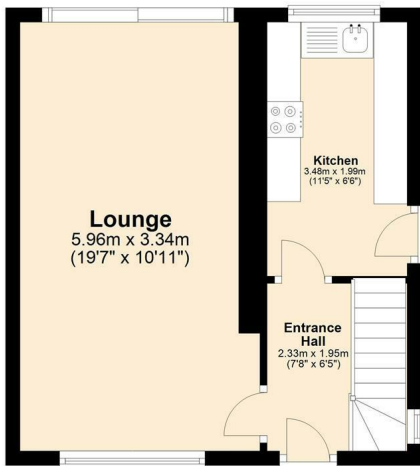
Windsor Road, Wellingborough NN8 2ND

SmartMove are pleased to offer to the market this well presented two bedroom semi-detached house decorated to a high standard, which is located in the Kingsway residential area of Wellingborough, that offers convenient access to a range of local amenities and junior and secondary schools, as well as the A45 providing links to Northampton and Kettering. The property briefly comprises; entrance hall, fitted kitchen with built in oven and hob and lounge/diner. Upstairs comprises two double bedrooms with built in cupboards and family bathroom. The property also benefits from gas radiator central heating, UPVC double glazing, two brick built sheds, one of which has electrical power. To the rear of the property is garden with lawn, decking and patio space. To the front of the property is a garden with lawn as well as side access to the rear. The council tax band is A and the EPC is D. The property is sold freehold and with no upper chain.



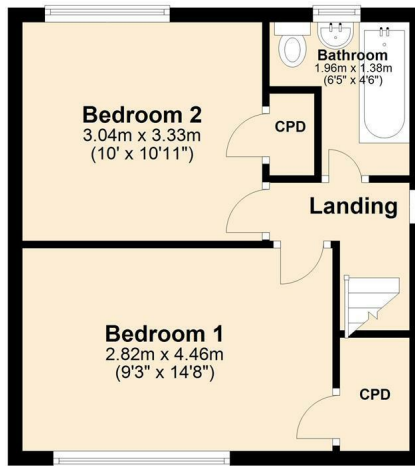
Ground Floor

Approx. 32.2 sq. metres (346.2 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 64.7 sq. metres (696.5 sq. feet)

Although SmartaMove Ltd believe these details to be a fair and accurate the description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Maximum	Very environmentally friendly - lower CO ₂ emissions	Current	Maximum
92-100 (A)			92-100 (A)		
81-91 (B)			81-91 (B)		
69-80 (C)			69-80 (C)		
55-68 (D)			55-68 (D)		
44-54 (E)			44-54 (E)		
31-43 (F)			31-43 (F)		
13-30 (G)			13-30 (G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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