



34 Castle Road

Wellingborough, Northamptonshire NN8 1LL



Simpson & Weekley

Conveniently placed on the charming Castle Road in Wellingborough, this modern end terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two well-proportioned double bedrooms, making it ideal for small families or those seeking extra space.

Upon entering, you are welcomed into a bright reception room that exudes warmth and character. The lounge features doors that open up to an enclosed rear and side garden, providing a delightful outdoor space perfect for relaxation or entertaining guests. The kitchen, complete with a utility area, is functional and well-equipped, catering to all your culinary needs.

The property is conveniently located close to the town centre and the train station, ensuring easy access to local amenities and transport links. This prime location enhances the appeal of the home, making it a desirable choice for those who appreciate both convenience and comfort.

With its modern features and inviting atmosphere, this end terrace house on Castle Road is not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home offers a wonderful blend of practicality and charm.

EPC 72 / C

Price £195,000



2



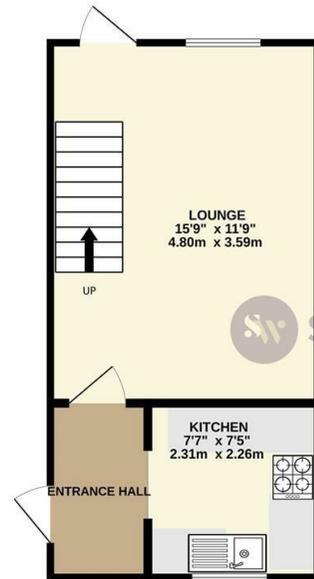
1



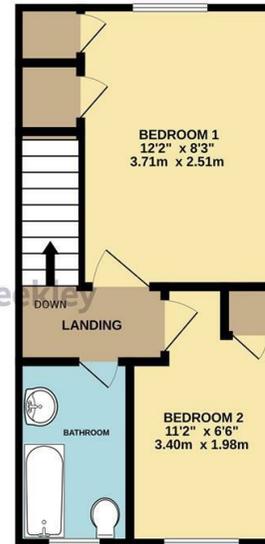
1



GROUND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.2 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.
Made with Metropac ©2020.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(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	



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
& Weekley**

Making Every
Journey Personal



01933 224953

wb@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS