



2A Somerford Road
Wellingborough, NN8 5EY



Simpson & Weekley

Situated on Somerford Road in the charming town of Wellingborough, this delightful three-bedroom detached house offers a perfect blend of comfort and practicality. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The good-sized kitchen/diner provides a welcoming space for family meals and gatherings, while the conservatory, with its doors leading out to the garden, invites an abundance of natural light and a seamless connection to the outdoors.

The property boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The bathroom is conveniently located to serve the needs of the household. Outside, the garden offers a private retreat, perfect for enjoying sunny days or hosting barbecues with friends and family.

For those with vehicles, the property includes parking for two cars, along with a single garage that provides additional parking options or storage space. This home is not only practical but also situated in a desirable location, making it an excellent choice for families or professionals seeking a peaceful yet accessible living environment.

In summary, this charming detached house on Somerford Road is a wonderful opportunity for anyone looking to settle in Wellingborough, combining comfort, convenience, and a lovely outdoor space.

Council Tax band: C

EPC: 63 /D

£250,000



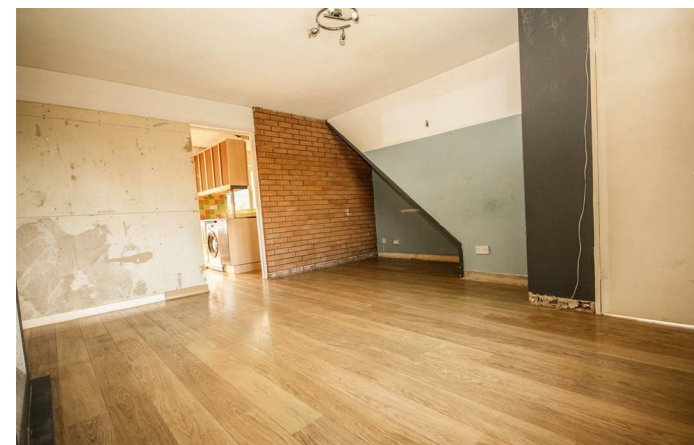
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1



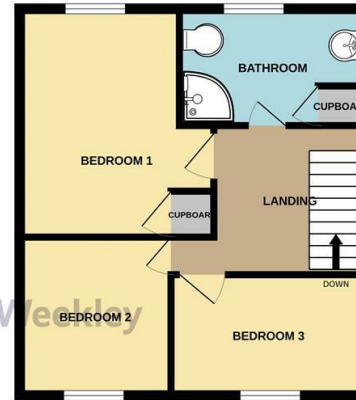
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GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(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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