



11 Pershore Close  
Wellingborough, NN8 2NR



**Simpson & Weekley**

Located in the quiet cul-de-sac of Pershore Close, Wellingborough, this 'David Wilson' built, three-bedroom end of terrace property offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for family gatherings or entertaining guests. With three well-proportioned bedrooms, including an ensuite shower room to the master bedroom, this home is designed to cater to modern family living.

For those with vehicles, there is off-road parking available for up to two cars, along with the added benefit of a single garage, providing both security and convenience.

Step outside to discover a delightful private rear garden, which is a true oasis for relaxation. The garden includes a lovely patio area, perfect for al fresco dining, a well-maintained lawn, and a shed for storage

This property is not just a home; it is a lifestyle choice, offering a peaceful retreat while being conveniently located near local amenities and excellent road links. Whether you are a growing family or looking for a spacious home, this property is sure to impress. Do not miss the opportunity to make this lovely house your new home.

Council Tax Band - C

EPC - C

Offers Over £245,000



3



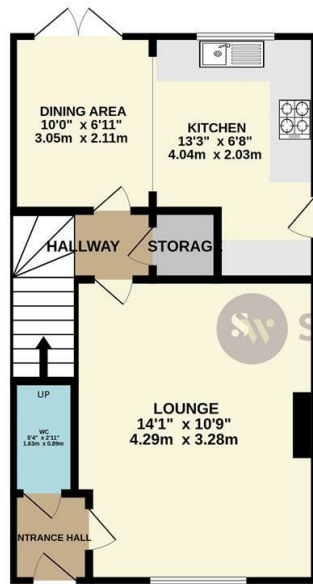
2



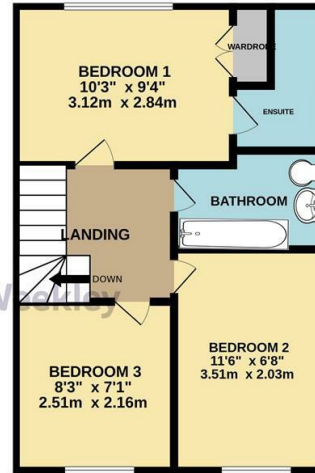
1



GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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 Metropack ©2020.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:wb@simpsonandweekley.co.uk)

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS