



17 Whitworth Road
Wellingborough, NN8 1QQ



Simpson & Weekley

Located on Whitworth Road in Wellingborough, this two-bedroom terraced house situated close to the town centre and train station, this property is perfect for those seeking easy access to local amenities and transport links.

Upon entering, you are welcomed into a spacious lounge dining room, providing an inviting space for relaxation and entertaining. The kitchen is conveniently located on the ground floor, making meal preparation a breeze.

As you ascend to the first floor, you will find two generously sized double bedrooms, each offering ample space for furnishings and personal touches. The large family bathroom, complete with a separate shower cubicle, ensuring that both functionality and comfort are prioritised.

The property benefits from gas radiator central heating, which is regularly serviced, and UPVC double glazing throughout, providing warmth and energy efficiency.

Outside, the enclosed rear garden offers good privacy. A garden shed adds practicality for storage needs.

This terraced house would make an ideal first time purchase or investment opportunity. Don't miss the chance to make this home your own.

Council Tax Band: A

EPC Rating: 71C

Offers Over £170,000



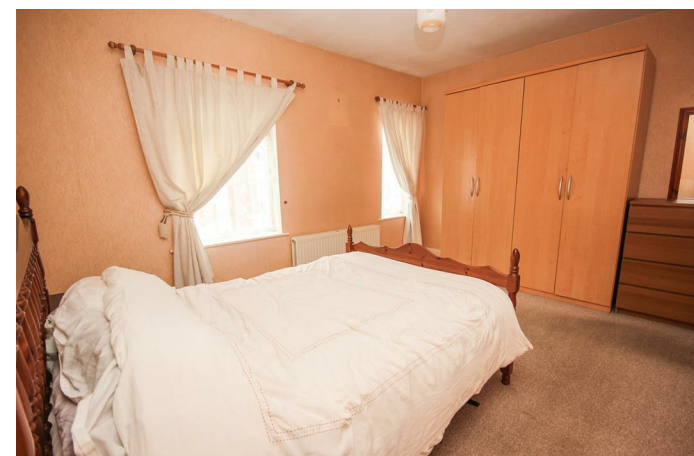
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1

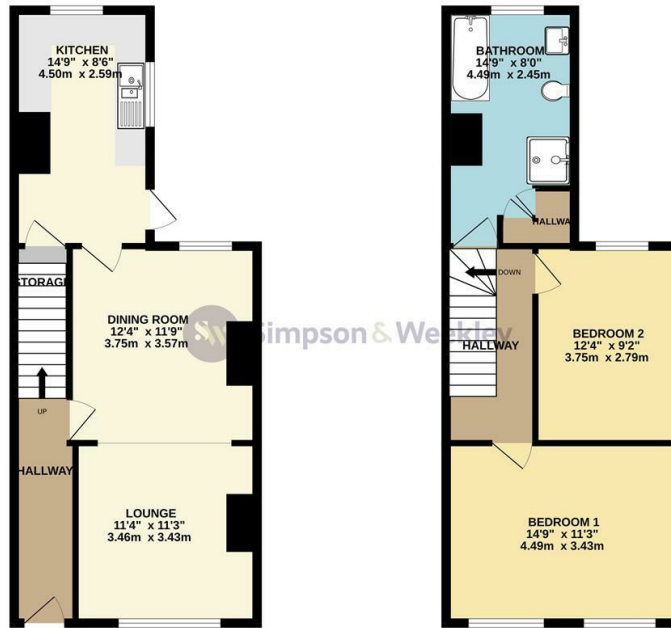


2



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA - 922 sq.ft. (85.6 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 (2025)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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	



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