



44 Newtown Road

Wellingborough, Northamptonshire NN8 2DX



Simpson & Weekley

Simpson & Weekley are delighted to offer this Mature Two Bedroom Terraced house located in Little Irchester, situated ideally between Irchester and Wellingborough giving convenient access to the A45.

This well-proportioned two-bedroom terraced property offers comfortable living accommodation, making it an ideal choice for first-time buyers, couples or small families. The property benefits from open plan lounge/dining room with French doors leading to the rear garden and modern kitchen with useful downstairs cupboard on the ground floor.

Upstairs, there are two generous double bedrooms, offering plenty of room for relaxation and furnishings. Externally, the property boasts an enclosed rear garden with summer house, providing a private outdoor space ideal for relaxing, entertaining guests or enjoying warmer days.

Early viewing is highly recommended to appreciate the space and potential this property has to offer.

EPC Rating: 56/D.
Council Tax Band: B

Offers Over £200,000



2



1

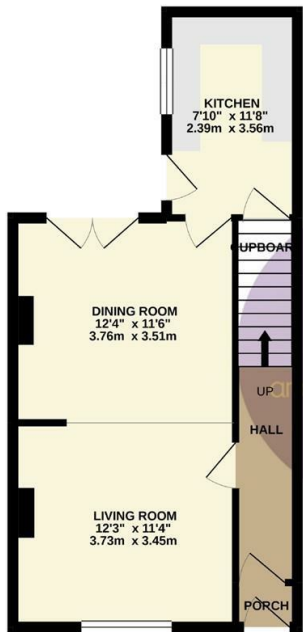


2



Simpson & Weekley

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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 misstatement. 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.
Blackwell Mortgage (2022)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	56	
(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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