



6 Brooke Close  
Wellingborough, NN8 3LJ



Simpson & Weekley

Welcome to this beautifully refurbished three-bedroom terraced house located on the desirable Brooke Close in Wellingborough. Spanning an impressive 925 square feet, this property offers a perfect blend of modern living and comfort.

As you enter, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the brand new fitted kitchen, which boasts contemporary design and functionality, making it a joy for any home cook. The fully tiled family bathroom is equally impressive, providing a stylish and practical space for your daily routines.

The property features three well-proportioned bedrooms, offering ample space for family living or guests. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home.

One of the standout features of this property is the enclosed south-facing garden, complete with a lovely patio area. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a private setting.

This terraced house is not only a wonderful family home but also a fantastic opportunity for those seeking a move-in ready property in a sought-after location. With its modern amenities and charming features, this home is sure to impress. Don't miss the chance to make it your own.

Council Tax Band: A  
EPC: 77/C

Asking Price £220,000



3



1

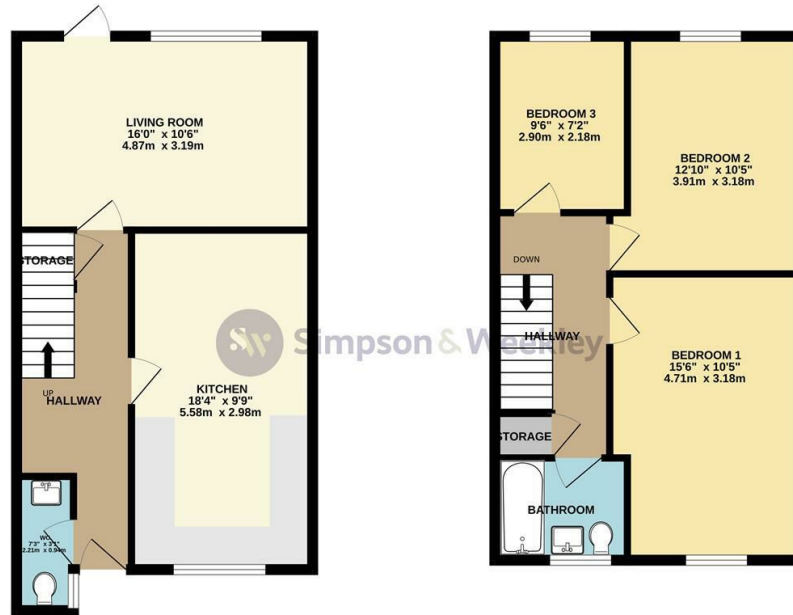


2



GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.1 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.  
Made with Metropac (2020).



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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