



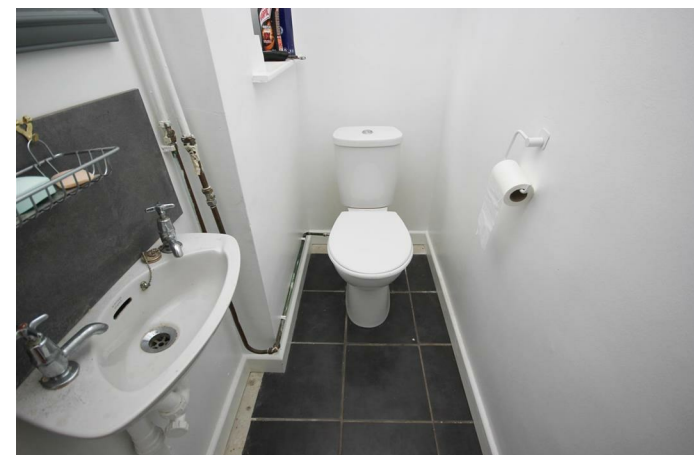
64 Gannet Lane
Wellingborough, NN8 4NW



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this three bedroom mid terrace property, Some updating and improvement is needed. Downstairs comprises of Kitchen/Diner, Lounge, Downstairs WC. Moving to the first floor is three bedrooms and a family bathroom. The garden is paved for easy maintained. This home must be seen to be fully appreciated. Ideal for a family home or a investment opportunity. A short drive to Wellingborough Train Station, which provides a direct train link to London St. Pancras (journey time approx. 55 minutes) with trains coming every 30 minutes. The property is also close to schooling and local amenities. This is a must view property call today to book your viewing. EPC 71/C and Council Tax Band A.

Price £175,000



GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA - 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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 operation or efficiency can be given.
Made with Hectagame 2024.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		86
(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	



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

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS