



3 Pokas Cottages
Wellingborough, NN9 6AL



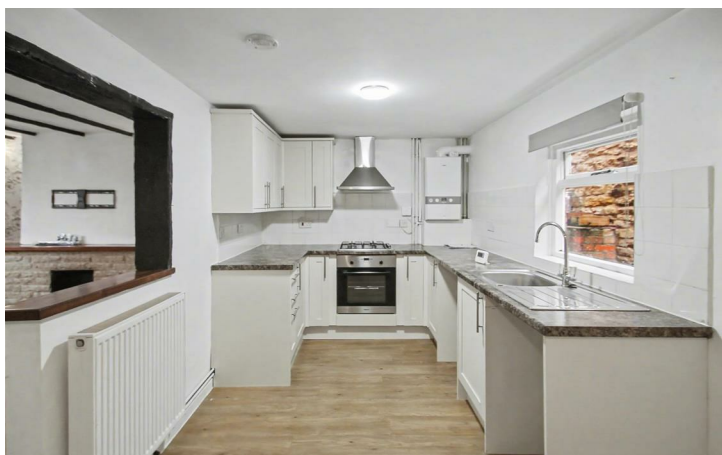
Simpson & Partners

Enjoying a delightful setting within the picturesque and sought-after village of Chelveston, this rarely available two-bedroom home is offered to the market with the significant advantage of no onward chain. The well-presented accommodation comprises a welcoming living room and a modern, fitted kitchen/dining room, ideal for both everyday living and entertaining.

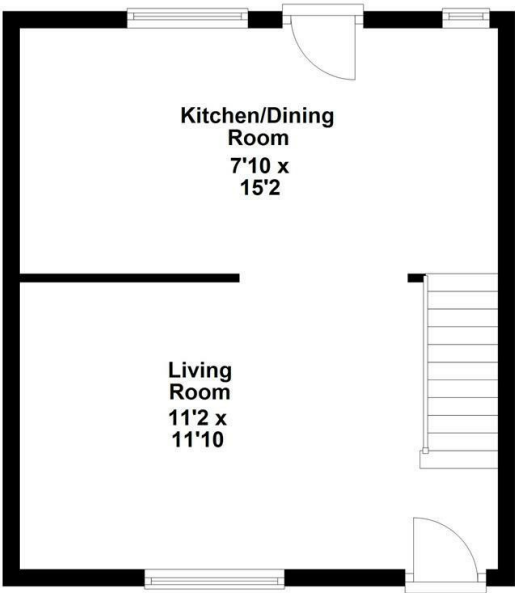
To the first floor, the property offers two generously sized double bedrooms, served by a contemporary family bathroom. Externally, the home benefits from a charming rear courtyard garden, while to the front there is an unusually large garden, predominantly laid to lawn, providing an attractive outdoor space.

Early viewing is highly recommended to fully appreciate the location and accommodation on offer. Energy rating to be confirmed.

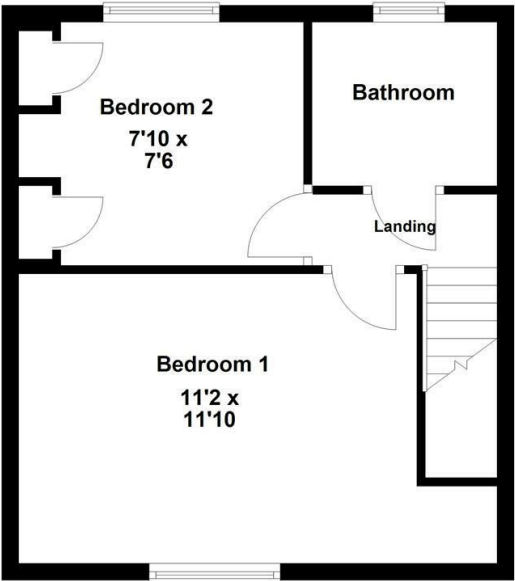
£189,995



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 Partners, 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
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

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

43-45 High Street, Thrapston, Northants, NN14 4JJ