



15 Campbell Road
Wellingborough, NN8 2LX



Simpson & Weekley

Nestled on the quiet Campbell Road area in Wellingborough, this delightful semi-detached property offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts both front and rear gardens, providing ample outdoor space for relaxation, gardening, or entertaining guests.

A notable feature of this residence is the garage, which offers secure parking and additional storage options, a valuable asset in today's busy lifestyle. The location is particularly advantageous, with easy access to transport links, making commuting and travel a breeze.

This property presents a wonderful opportunity for those looking to settle in a friendly neighbourhood while enjoying the benefits of modern living. Whether you are a first-time buyer or seeking a family home, this semi-detached gem on Campbell Road is certainly worth considering.

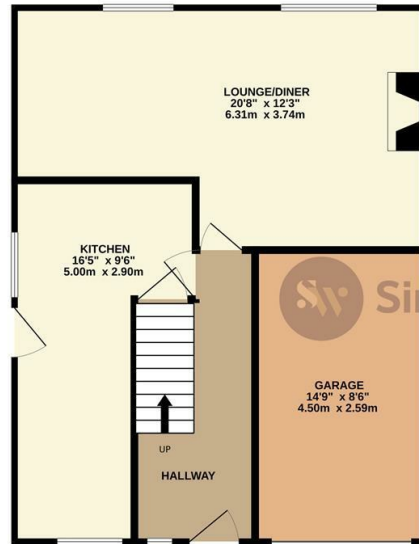
Council Tax Band B
EPC 57/D

£235,000

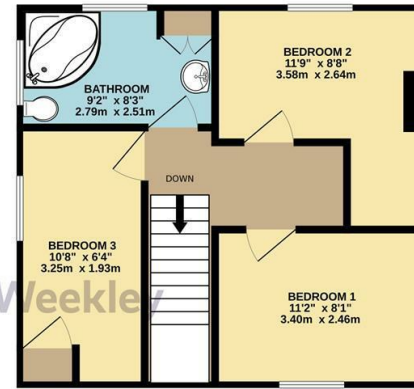
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GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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.
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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	



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