



9 Gerard Road  
Wellingborough, NN8 6DY



**Simpson & Weekley**

Situated on the popular Glenvale Park Estate, this modern semi-detached house, built in 2023, offers a delightful living experience. Spanning 624 square feet, the property features two well-proportioned bedrooms, making it ideal for small families or professionals seeking a comfortable home.

Upon entering, you are greeted by an inviting open plan lounge, kitchen, and dining area, perfect for entertaining guests or enjoying family meals. The contemporary design is complemented by a modern bathroom suite, ensuring both style and functionality.

One of the standout features of this property is its south-facing garden, which provides a lovely outdoor space to relax and soak up the sun. Additionally, the house benefits from two off-road parking spaces, a valuable asset in today's busy world.

This semi-detached home combines modern living with convenience, making it a fantastic opportunity for those looking to settle in Wellingborough. With its thoughtful layout and contemporary finishes, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

£200 pa Green Fees payable.

Council Tax Band - B

EPC - 83B

Offers In The Region Of £244,950



2



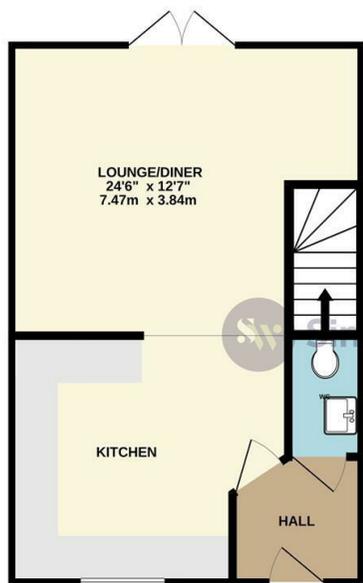
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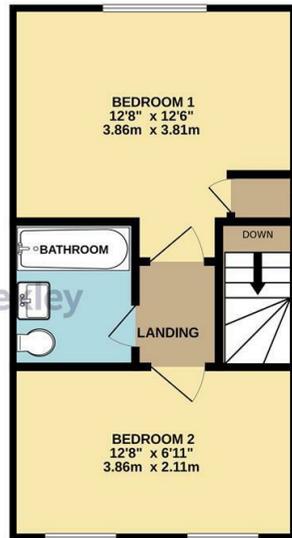
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GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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 Metreapp 2/2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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01933 224953

[wb@simpsonandweekley.co.uk](mailto:wb@simpsonandweekley.co.uk)

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS