



1 Sharwood Terrace
Wellingborough, NN29 7AR



Simpson & Weekley

PRIME VILLAGE LOCATION Simpson and Weekley are delighted to offer to the market this fantastic two-bedroom end terrace cottage. The home is ideally located in the heart of the highly desirable Northamptonshire village of Irchester and offers easy access to lots of local amenities including shops, parks, schools, doctors and the always popular Irchester Country Park and Rushden Lakes development. The home boasts ample living accommodation set over two floors comprising in brief; entrance porch, open plan lounge dining room that leads to the modern kitchen. There is also a family bathroom on the ground floor. The first floor boasts a large master bedroom and a second double bedroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a large front garden with a detached oversized single garage and a large summerhouse. To the front of the garage is off street parking for one car. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating Ordered, Council Tax Band A



£220,000



GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



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TOTAL FLOOR AREA - 751 sq.ft. (69.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 here are not been tested and no guarantee as to their quantity 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		87
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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