



2. Duchy Close
Wellingborough, NN9 6AW

Situated in the desirable village of Chelveston, this three bedroom detached home presents a fantastic opportunity for buyers looking to modernise and create their ideal family home. Although in need of updating, the property offers generous accommodation throughout. The ground floor comprises an entrance hall, lounge, separate dining room, kitchen, and a conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the rear garden requires some attention but offers great potential, being fully enclosed by a timber fence surround with gated access to the garage. To the front, there is a driveway providing off-road parking with access to the garage, a laid lawn, and a pathway leading to the front door. Offered with plenty of scope to add value and personalise, this is an excellent opportunity not to be missed. Call now to book your viewing.

£265,000



3



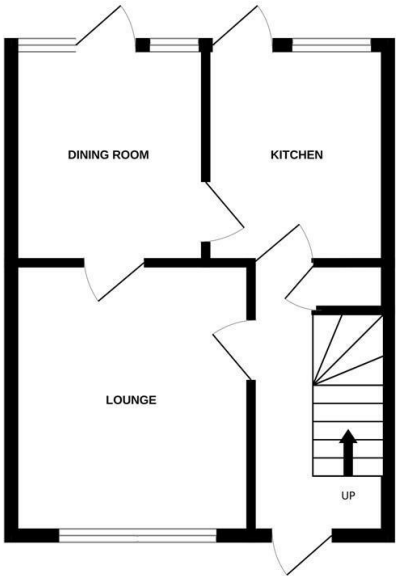
1



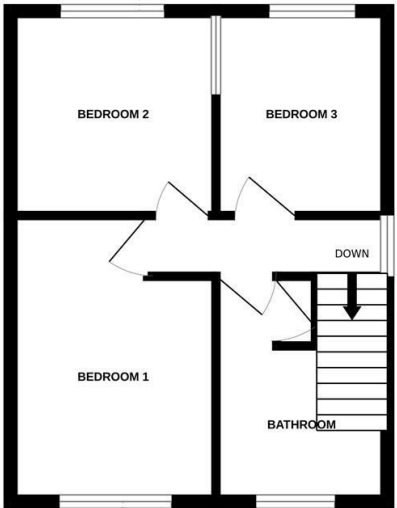
2



GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



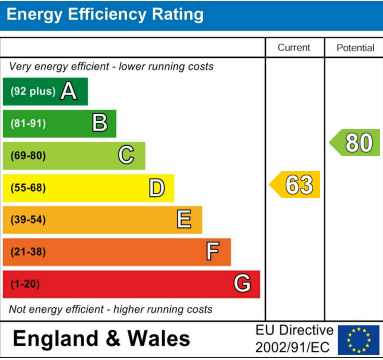
1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Plattens and is for illustrative purposes and should only 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 can be given.

Made with MetroPix 52026



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