



54 High Street
Wollaston, NN29 7QQ



Simpson & Weekley

Situated in the charming village of Wollaston, Wellingborough, this delightful two-bedroom end terrace house presents an excellent opportunity for both first-time buyers or investors. The property is conveniently located on the High Street, providing easy access to local schools and amenities, making it an ideal choice for families.

Upon entering, you are welcomed into the lounge that seamlessly flows into a dining room, creating a warm and inviting atmosphere perfect for entertaining guests or enjoying family meals. The fitted kitchen is equipped with built-in appliances and offers a practical layout, leading out to a well-proportioned rear garden, ideal for outdoor relaxation or gardening enthusiasts.

The first floor features two comfortable bedrooms, including a generous double and a single, providing ample space for rest and relaxation. The family bathroom is fitted to a good standard, ensuring convenience for all occupants.

This property benefits from UPVC double glazing throughout, enhancing energy efficiency and comfort, while the radiator gas central heating ensures a warm and cosy environment during the colder months.

With its charming character and practical layout, this end terrace house in Wollaston is a wonderful place to call home. Don't miss the chance to view this lovely property and experience the delightful village lifestyle it offers.

Council Tax Band: A

EPC Rating: Ordered



Offers Over £200,000



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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 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 Homestyler (2023)



Energy Efficiency Rating

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



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