



19 Crawley Avenue  
Wellingborough, NN8 5YH



**Simpson & Weekley**

Located on Crawley Avenue in the charming town of Wellingborough, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and versatility. Spanning an inviting 617 square feet, the property features a well-proportioned reception room that serves as a welcoming space for relaxation and entertainment.

The bungalow boasts three bedrooms, with the third room providing the flexibility to be used as a study, ideal for those who work from home or require additional space for hobbies. The layout is thoughtfully designed to maximise both space and functionality, making it suitable for families or individuals alike.

The bathroom is conveniently located, ensuring ease of access for all residents. Outside, the property is complemented by an enclosed rear garden, providing a private oasis for outdoor enjoyment, whether it be for gardening, entertaining, or simply unwinding in the fresh air. Additionally, off-street parking for one vehicle adds to the convenience of this lovely home.

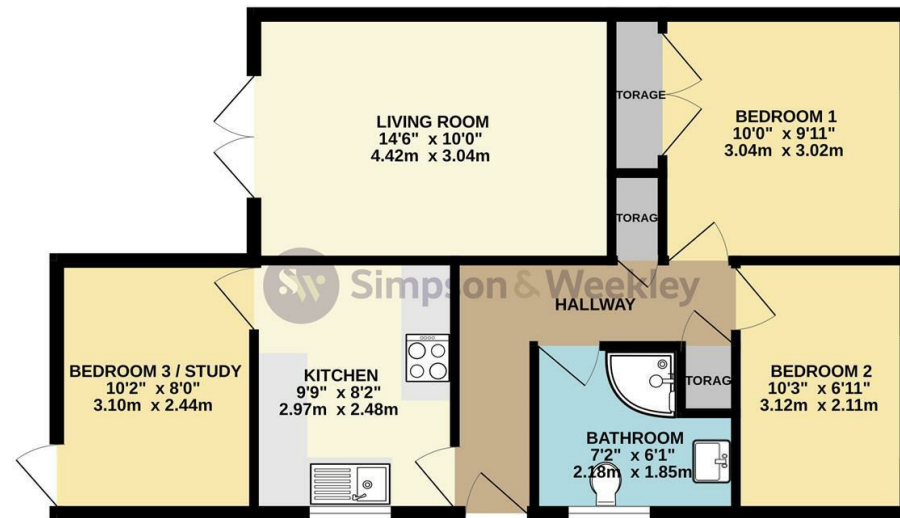
This bungalow is not only a comfortable residence but also a wonderful opportunity to enjoy a peaceful lifestyle in a well-connected area. With its versatile living spaces and outdoor charm, this property is sure to appeal to a variety of buyers seeking a serene yet practical living environment.

Council Tax Band: C  
EPC: Ordered

£249,995



GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.3 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) <b>A</b>		
(81-91) <b>B</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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