



21 Wollaston Road

Irchester, Northamptonshire NN29 7DA



Simpson & Weekley

****GARAGE TO REAR**** Simpson and Weekley are delighted to offer to market this exceptional two-bedroom Victorian terrace property, having been tastefully enhanced throughout by the current owners to a very high standard, and now ready for its' new owners to move straight in.

There is well-appointed accommodation set over two floors, comprising an open-plan living/dining room, re-fitted quality kitchen, and modern bathroom on the ground floor. On the first floor, you will find two double bedrooms, together with an additional room off rear bedroom, which could be used as a dressing room, nursery, or study for home-workers. Outside, you will find a private rear garden where you can access the garage to the property.

Irchester is an abundant Northamptonshire village with a range of amenities and countryside walks, and the popular Rushden Lakes Shopping and Leisure is just a short drive. The village is also home to Irchester Country Park, providing an excellent setting for family days out, with children's play areas, woodland walks, and cycle paths to explore. For commuters, both the A6 and A45 are easily accessible.

EPC Rating D, Council Tax Band A

Offers Over £200,000



2



1



2



GROUND FLOOR
266 sq ft (24.0 sq m) approx.

1ST FLOOR
310 sq ft (28.9 sq m) approx.



Simpson & Week

TOTAL FLOOR AREA: 677 sq ft (62.9 sq m) approx.
While 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) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Weekley, 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
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