



29 Pomelo Grove
Wellingborough, NN8 1UA



Simpson & Weekley

25% Shared Ownership of this charming two-bedroom terraced house located in the desirable area of Pomelo Grove, Wellingborough. Spanning an inviting 689 square feet, this property offers a perfect blend of comfort and modern living.

As you enter, you are greeted by a spacious open-plan lounge and kitchen area, ideal for both relaxation and entertaining. The large space is filled with natural light, creating a warm and welcoming atmosphere. The kitchen is equipped with built-in appliances, making it a practical choice for those who enjoy cooking and hosting.

The property features two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents also a separate Cloakroom.

Outside, you will find a small garden area, perfect for enjoying a morning coffee or tending to a few plants. Additionally, the property boasts two dedicated parking spaces, a valuable asset in this area.

For those environmentally conscious, the house is fitted with two solar panels, contributing to energy efficiency and potentially lowering utility costs.

This delightful terraced home is an excellent opportunity for first-time buyers or those looking to downsize. With its modern features and convenient location, it is sure to attract interest. Do not miss the chance to make this lovely property your new home.

Riverside Rent £416.80 pm

Service Charge £44.85 pm

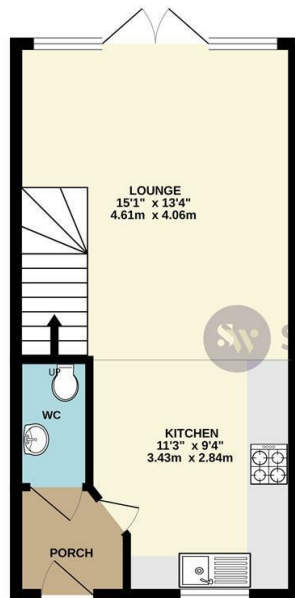
EPC 89/B

Council Tax Band B

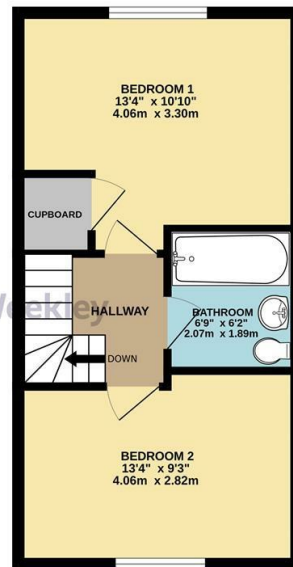
Asking Price £65,000



GROUND FLOOR



1ST FLOOR

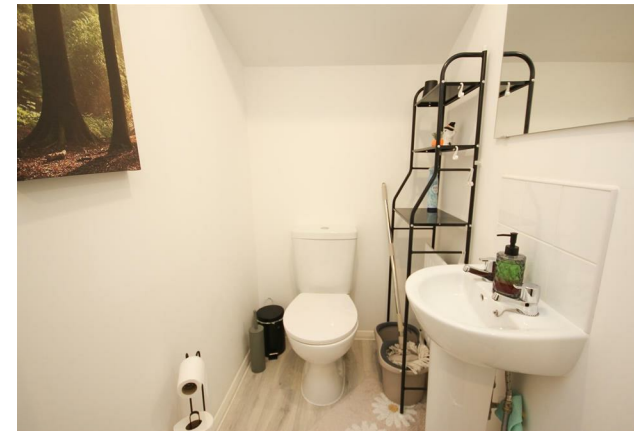


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropac ©2020.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(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
&Weekley**

Making Every
Journey Personal



01933 224953

wb@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS