



15 First Avenue

Wellingborough, Northamptonshire NN8 3PT



**Simpson & Weekley**

Simpson and Weekley Estate Agents are delighted to offer to the market this three bedroom bay fronted, semi-detached property for sale. Offered to the market with no upward chain! Ideally located in 'The Avenues' which is close to local schooling, amenities, and is within close proximity to the town centre. Wellingborough Train Station is only 9 minutes away by car which offers a direct link to London St. Pancras in approximately 55 minutes. The nearby road links are excellent, being close to the A509, which is 10 minutes away from Rushden Lakes. The property boasts three reception rooms, including a 32ft lounge/dining room, a garage measuring 16ft x 10ft, double glazing throughout, three good sized bedrooms, and a large garden. The property comprises entrance porch, entrance hall with stained glass windows, lounge with bay fronted window, dining room with double doors leading to the garden, kitchen, and breakfast room. To the first floor there are three bedrooms, and a family bathroom. Externally, a good sized enclosed garden to the rear and driveway and garage to the front. The property would make an ideal family home, and really must be viewed to appreciate the space, and layout on offer. Please call us on 01933 224953 for more information, or to book your viewing today!  
PLEASE NOTE: The photographs shown are from a previous listing before the current tenant and can not be relied upon

Council tax band: C.

EPC rating: Ordered Approx. 1227 sq. ft.

Offers In Excess Of £300,000



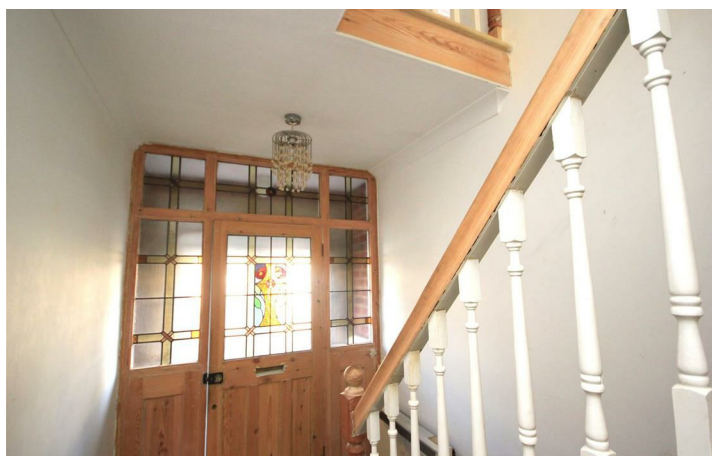
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1



3



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.  
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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	



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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Journey Personal



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