



Roche Way

Wellingborough, NN8 5YD



Simpson & Weekley

Located in the sought-after area of Roche Way, Wellingborough, this charming semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. Two of the bedrooms are located on the first floor, while a further bedroom is conveniently situated on the ground floor, providing flexibility for various living arrangements.

The heart of the home is a spacious lounge diner, ideal for both relaxation and entertaining. The fitted kitchen is functional and well-equipped, making meal preparation a pleasure. The recently refitted bathroom adds a touch of modernity and style to the home, ensuring that it meets the needs of contemporary living.

Outside, the property boasts a garage and a newly laid driveway, offering ample off-road parking for several vehicles—a rare find in residential areas. The private enclosed rear garden provides a tranquil retreat, perfect for enjoying sunny days or hosting gatherings with family and friends.

Located in a popular residential neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. This semi-detached house on Roche Way is not just a property; it is a place where memories can be made. Don't miss the opportunity to make it your own.

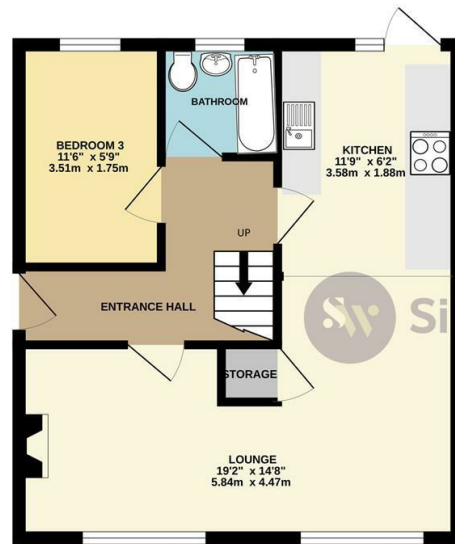
Council Tax Band: C
EPC 61 D

Price £250,000

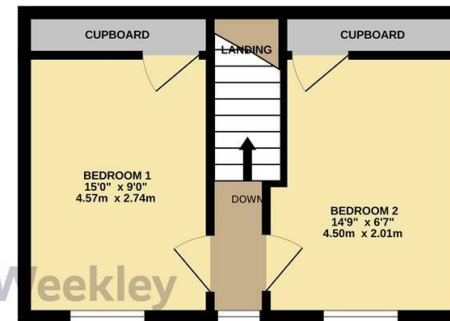
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GROUND FLOOR



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) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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