



3 St. Marys Paddock
Wellingborough, NN8 1HJ



Simpson & Weekley

In the charming area of St. Marys Paddock, Wellingborough, this delightful two-bedroom townhouse offers a perfect blend of comfort and convenience. Spanning an impressive 840 square feet, the property is designed to cater to modern living while providing a warm and inviting atmosphere.

Upon entering, you will find a well-appointed bedroom & bathroom. The first floor boasts a spacious lounge and a kitchen area, perfect for enjoying meals and socialising with family and friends. The kitchen is designed with functionality in mind, making it easy to prepare your favourite dishes.

The townhouse features two generously sized bedrooms, with the master bedroom benefiting from an ensuite shower, providing a private sanctuary for your daily routines & fitted wardrobes to allow more space. The second bedroom is equally inviting, offering ample space for guests or family members.

Location is key, and this property does not disappoint. Situated near the train station, commuting to nearby towns and cities is both convenient and efficient. Additionally, the townhouse is in close proximity to the town centre, where you can explore a variety of shops, cafes, and local amenities.

This townhouse is an excellent opportunity for first-time buyers, small families, or investors looking for a property in a desirable area. With its modern features and prime location, this home is sure to attract interest. Do not miss the chance to make this lovely townhouse your own.

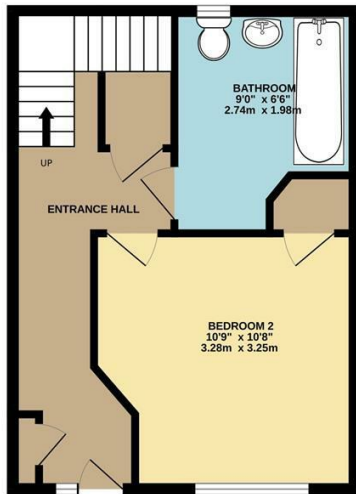
N.B This property is understood to be Freehold but is subject to a monthly management charge of approximately £60 per month, which is subject to an annual review. This is understood to cover building insurance, communal gardening, communal lighting, communal CCTV system and external re-decoration of the property. This information is given in good faith and any prospective purchaser should get this clarified by their legal representative before committing to exchange of contracts. Council Tax Band: B



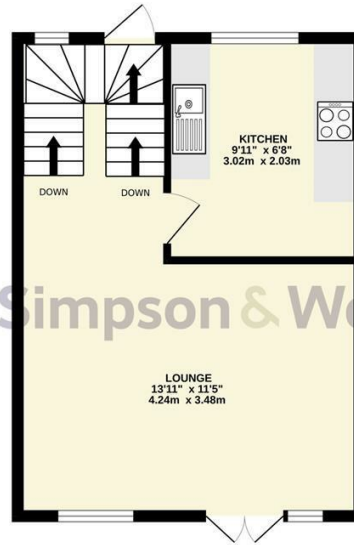
Price £210,000



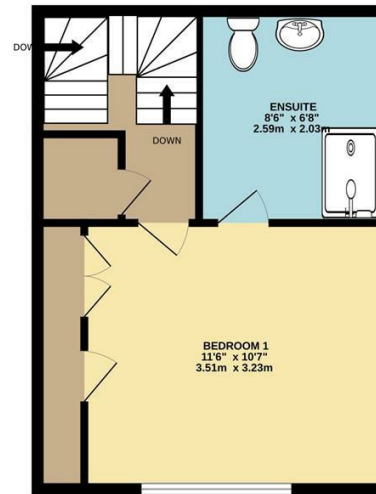
GROUND FLOOR



1ST FLOOR



2ND 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		
(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	



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