

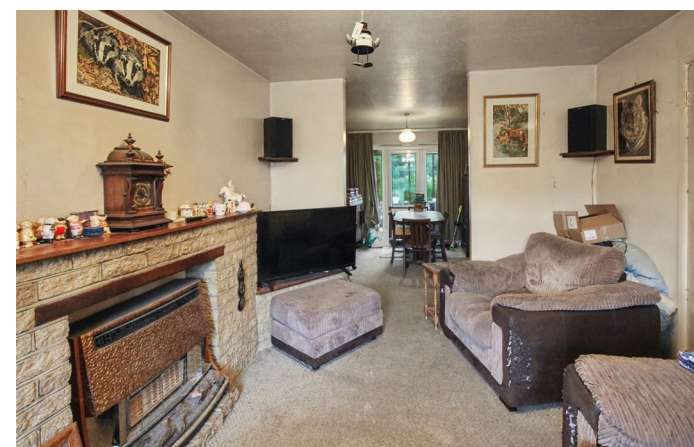


2. Duchy Close  
Wellingborough, NN9 6AW



**Simpson & Partners**

Situated in the desirable village of Chelveston, this three bedroom detached home presents a fantastic opportunity for buyers looking to modernise and create their ideal family home. Although in need of updating, the property offers generous accommodation throughout. The ground floor comprises an entrance hall, lounge, separate dining room, kitchen, and a conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the rear garden requires some attention but offers great potential, being fully enclosed by a timber fence surround with gated access to the garage. To the front, there is a driveway providing off-road parking with access to the garage, a laid lawn, and a pathway leading to the front door. Offered with plenty of scope to add value and personalise, this is an excellent opportunity not to be missed. Call now to book your viewing.

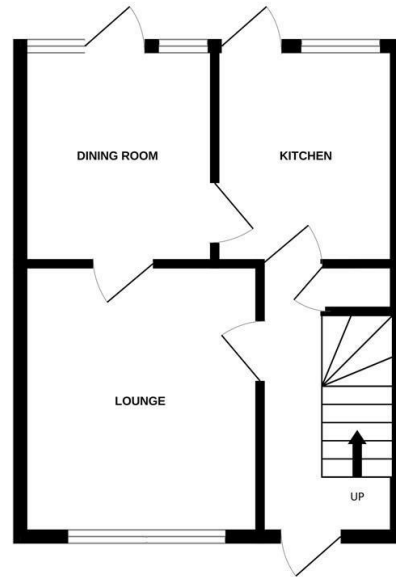


£269,950

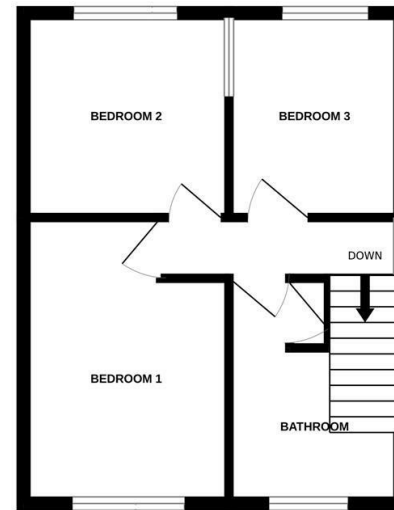
3 1 2



GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.

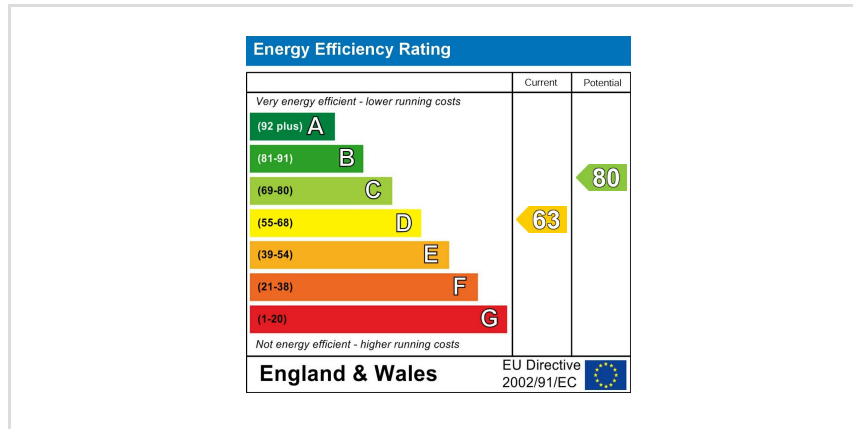


1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 sq.m.) approx.

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