



30 Priory Road
Wellingborough, NN8 2JY



Simpson & Weekley

A beautifully presented two-bedroom end-of-terrace home which has been fully renovated throughout, offering stylish, modern accommodation combined with a versatile layout and excellent outdoor space.

The ground floor features a bright and welcoming lounge with attractive bay window, providing a comfortable principal reception room. To the rear, the property boasts a generous kitchen/diner, with patio doors opening directly onto the enclosed rear garden, creating a wonderful space for entertaining and family life.

A separate home office/study provides a dedicated and practical workspace, ideal for those working from home. Completing the ground floor is a modern bathroom featuring both a bath and shower.

Upstairs are two well-proportioned bedrooms, with the principal bedroom benefiting from a private en-suite. There is also the added benefit of a separate wet room, offering excellent flexibility and convenience.

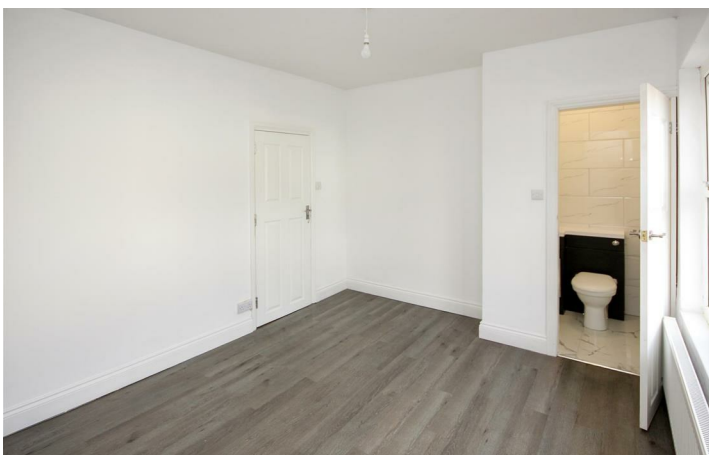
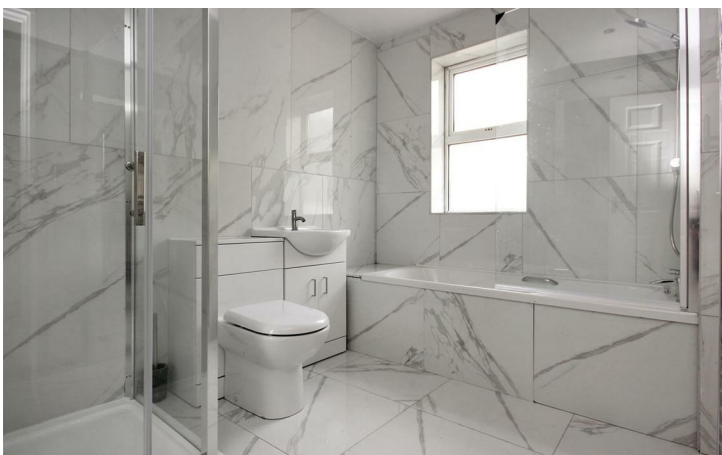
Outside, the property benefits from a fully enclosed rear garden, providing a private and secure outdoor space, while off-street parking adds further convenience.

Having been fully renovated throughout, the property is ready to move straight into and offers an excellent opportunity for buyers seeking a modern home without the need for further improvement.

Council Tax: A

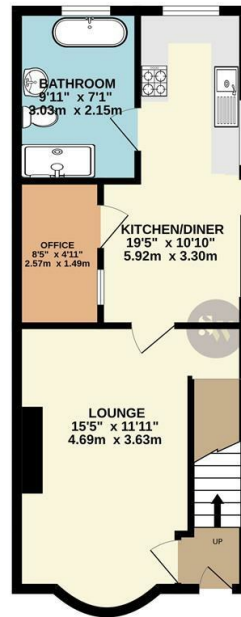
EPC: 55/D

Asking Price £219,950

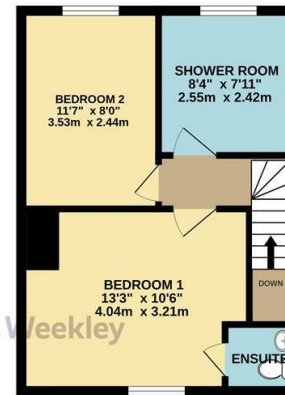


Simpson & Weekley

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.

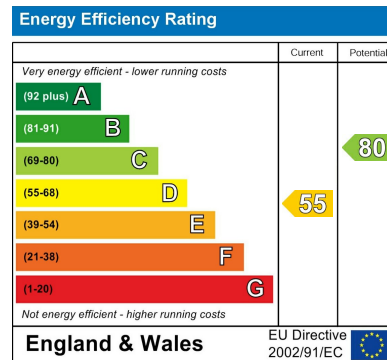


1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac C2020



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