



1 Sharwood Terrace  
Wellingborough, NN29 7AR



**Simpson & Weekley**

\*\*\*PRIME VILLAGE LOCATION\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic two-bedroom end terrace cottage. The home is ideally located in the heart of the highly desirable Northamptonshire village of Irchester and offers easy access to lots of local amenities including shops, parks, schools, doctors and the always popular Irchester Country Park and Rushden Lakes development. The home boasts ample living accommodation set over two floors comprising in brief; entrance porch, open plan lounge dining room that leads to the modern kitchen. There is also a family bathroom on the ground floor. The first floor boasts a large master bedroom and a second double bedroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a large front garden with a detached oversized single garage and a large summerhouse. To the front of the garage is off street parking for one car. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating Ordered, Council Tax Band A



Offers Over £210,000



2



1



1



Simpson & Weekley

GROUND FLOOR  
461 sq ft. (42.8 sq m.) approx.

1ST FLOOR  
290 sq ft. (26.9 sq m.) approx.



TOTAL FLOOR AREA - 751 sq ft. (69.8 sq m.) approx.

While 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 quality or efficiency can be given.  
Made with Floorplan 12020



#### Energy Efficiency Rating

|                                             | Current | Potential                  |
|---------------------------------------------|---------|----------------------------|
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         | 87                         |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            | 41      |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC |



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**Simpson  
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