



36 Ise Valley Way  
Wellingborough, NN8 1FQ



**Simpson & Weekley**

Located in the popular Ise Valley Way area of Wellingborough, this delightful two-bedroom coach house offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The property boasts a contemporary fitted kitchen, complete with integrated appliances, making it a joy for any home cook.

The master bedroom is a standout feature, equipped with fitted wardrobes and convenient over-bed storage, ensuring ample space for your belongings. The second bedroom is equally inviting, providing a versatile space that can serve as a guest room or a home office.

The property includes a well-appointed bathroom, designed for both functionality and style. Outside, you will find a good size enclosed garden, beautifully laid to lawn, complemented by a decked area perfect for al fresco dining or enjoying a sunny afternoon.

Parking is a breeze with space for one vehicle off-street and one in the garage, adding to the convenience of this lovely home. This coach house is not just a property; it is a lifestyle choice, offering a peaceful retreat in a desirable location. Whether you are a first-time buyer or looking to downsize, this home is sure to impress.

Monthly Green Fees\Amenity Charge payable - Approx £250 pa (to be confirmed by Solicitors)

EPC - 81B

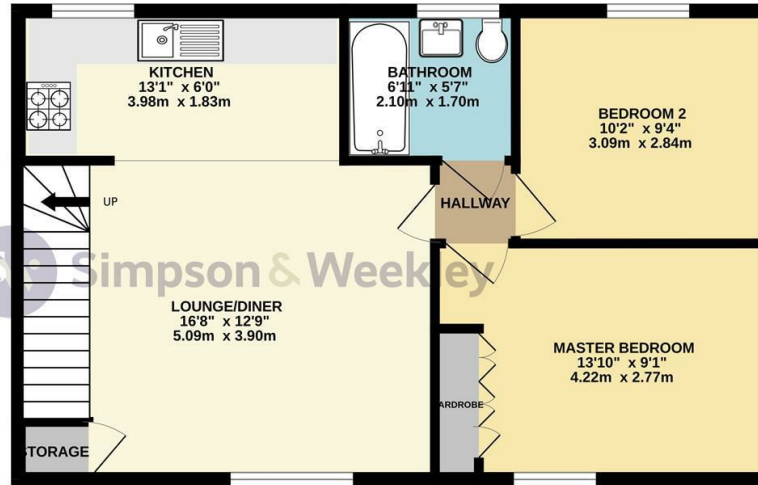
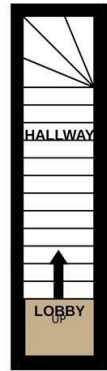
Council Tax Band - B

Guide Price £220,000



GROUND FLOOR  
47 sq.ft. (4.4 sq.m.) approx.

1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 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 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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