



37B Victoria Road
Wellingborough, NN8 1HH



Simpson & Weekley

Located on the charming Victoria Road in Wellingborough, this modern terraced house presents an excellent opportunity for those seeking a stylish and comfortable home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The house has been thoughtfully renovated, ensuring a contemporary feel throughout. The modern design is complemented by an abundance of natural light, creating a warm and inviting atmosphere.

Convenience is key in this property, with two bathrooms, including an ensuite shower room attached to the master bedroom. This feature adds a touch of luxury and practicality, making morning routines a breeze. Additionally, a downstairs WC provides further convenience for both residents and visitors alike.

The location on Victoria Road is particularly appealing, offering easy access to local amenities, schools, and transport links, making it a desirable area for both families and professionals.

In summary, this modern two-bedroom terraced house on Victoria Road is a fantastic find, combining contemporary living with practical features in a sought-after location. It is a perfect choice for anyone looking to settle in Wellingborough.



£975 Per Month

 2  2  1



GROUND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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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01933 224953

wb@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

33 Sheep Street, Wellingborough, Northants, NN8 1BS