

60 Gordon Road

Wellingborough, NN8 1EP

Simpson & Weekley

Three-Bedroom Terraced House with Enclosed Garden and Tanked Cellar

A well-presented three-bedroom terraced house situated in the town centre offering spacious and versatile accommodation, ideal for families, first-time buyers or investors.

The ground floor features a generously sized lounge/diner, providing an excellent space for both relaxing and entertaining, along with a good-sized kitchen offering plenty of room for everyday cooking and dining.

To the first floor are two well-proportioned double bedrooms and a further single bedroom, providing flexible accommodation to suit a variety of needs.

The property also benefits from a fully tanked cellar, offering valuable additional storage or potential for a range of uses, subject to any necessary permissions.

Externally, the property boasts an enclosed rear garden, providing a private outdoor space ideal for entertaining, relaxing or enjoying the warmer months.

An attractive and practical home combining spacious living accommodation, three bedrooms, useful cellar space and a private garden.
Council Tax Band: A
EPC: 60/D

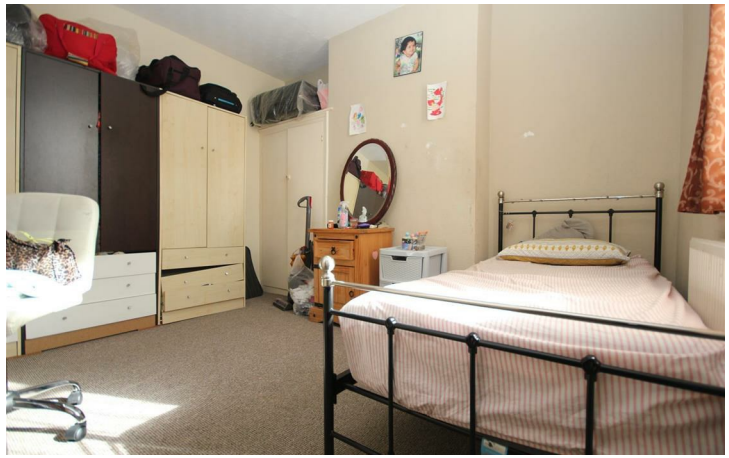
Asking Price £194,995

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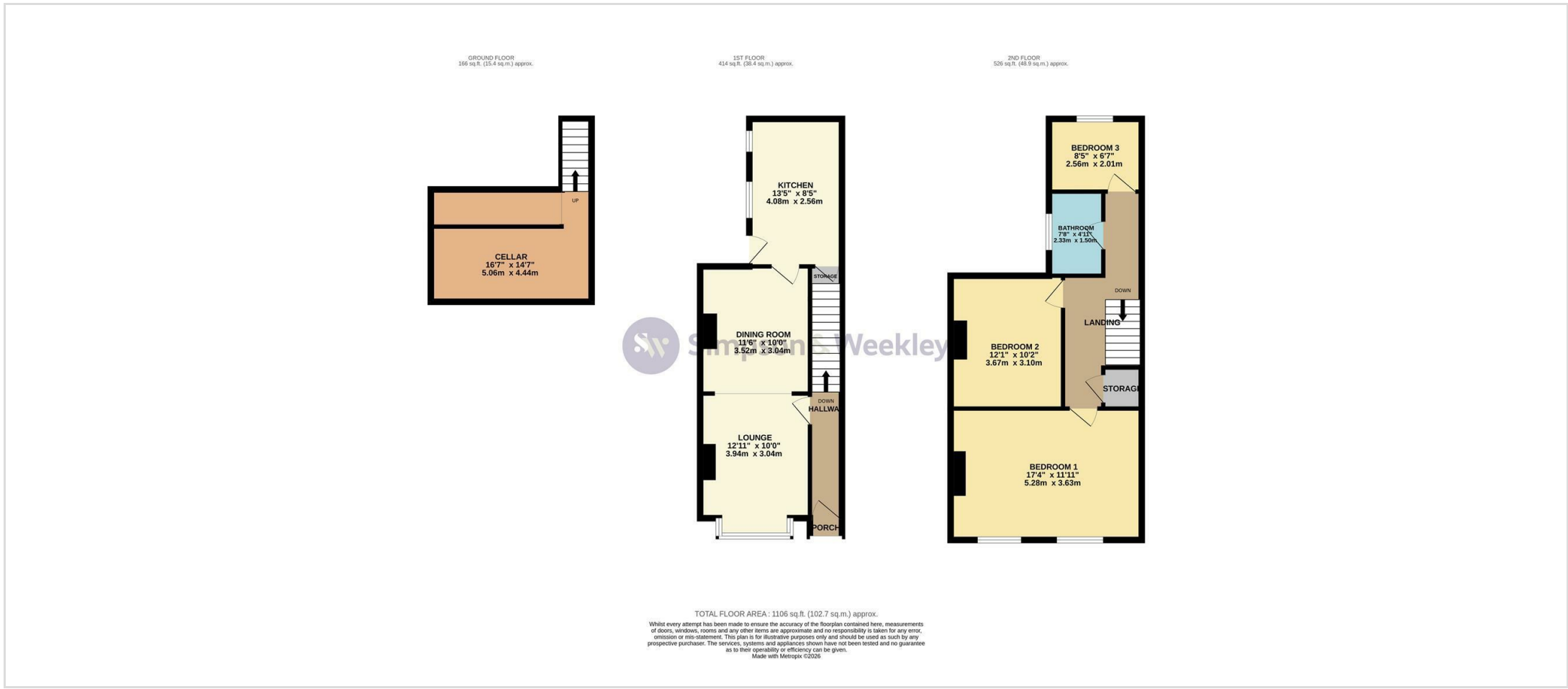




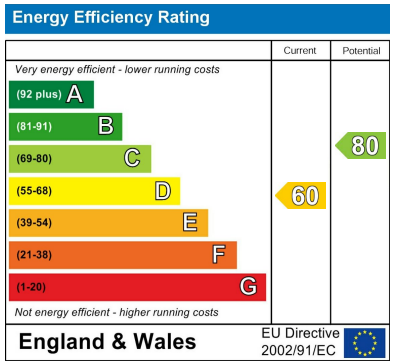




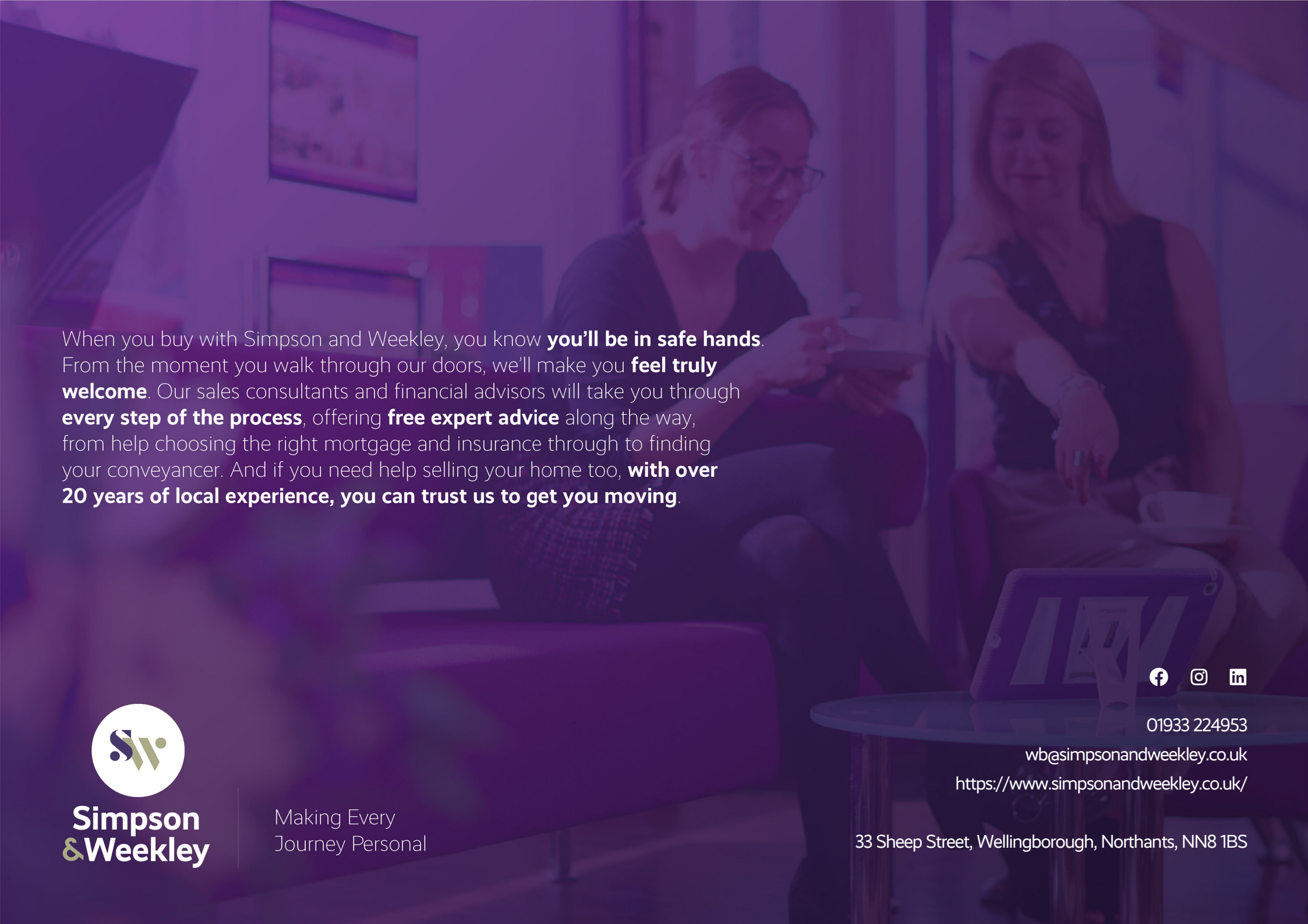
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GROUND FLOOR
166 sq.ft. (15.4 sq.m.) approx.
1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.
2ND FLOOR
526 sq.ft. (48.9 sq.m.) approx.
CELLAR
16'7" x 14'7"
5.06m x 4.44m
UP
KITCHEN
13'5" x 8'5"
4.08m x 2.56m
STORAGE
DINING ROOM
11'6" x 10'0"
3.52m x 3.04m
DOWN
HALLWA
LOUNGE
12'11" x 10'0"
3.94m x 3.04m
PORCH
BEDROOM 3
8'5" x 6'7"
2.56m x 2.01m
BATHROOM
7'8" x 4'11"
2.33m x 1.50m
DOWN
LANDING
BEDROOM 2
12'1" x 10'2"
3.67m x 3.10m
STORAGE
BEDROOM 1
17'4" x 11'11"
5.28m x 3.63m
TOTAL FLOOR AREA : 1106 sq.ft. (102.7 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
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
60
80
England & Wales
EU Directive 2002/91/EC





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