



20 Ruby Close  
Wellingborough, NN9 5GW



**Simpson & Partners**

Available Immediately

This well-presented two-bedroom home is situated in the popular town of Irthlingborough and offers modern, well-proportioned accommodation throughout.

The ground floor comprises an entrance hall, a comfortable living room, a spacious kitchen/diner, and a downstairs cloakroom. To the first floor are two double bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden and off-road parking for two vehicles.

Conveniently located close to local amenities and transport links, this property offers practical and comfortable living in a sought-after residential area.

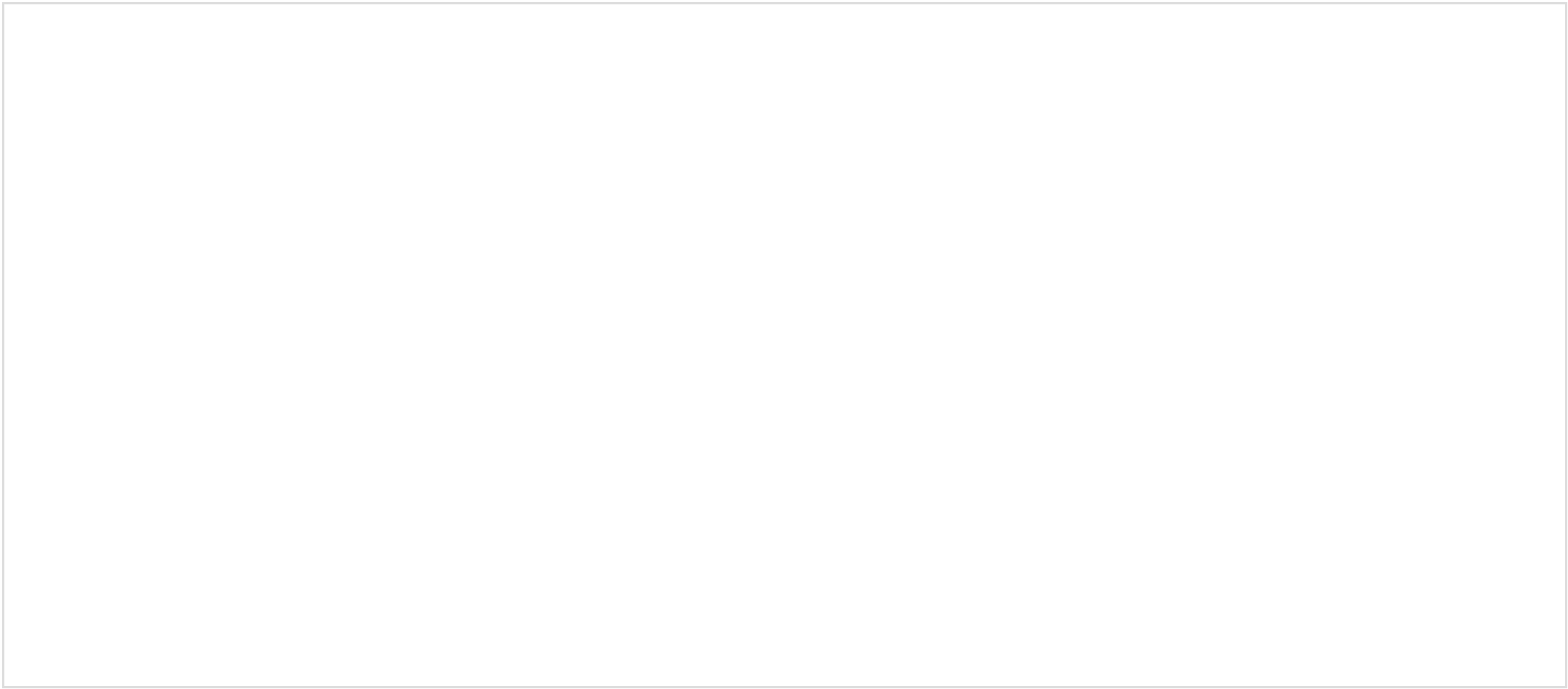
EPC Rating: B


Council Tax Band: B

£995 Per Month

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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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