



47 Butterfields
Wellingborough, NN8 2PZ



Simpson & Weekley

Situated in the charming Butterfields area of Wellingborough, this delightful three-bedroom end terrace house presents an excellent opportunity for first-time buyers. Spanning a comfortable 753 square feet, the property boasts a well-thought-out layout that is both practical and inviting.

Upon entering, you will find separate reception rooms that provide ample space for relaxation and entertaining. The downstairs WC adds to the convenience of the home, making it ideal for families and guests alike. The property also features a private, enclosed rear garden, perfect for enjoying outdoor activities or simply unwinding in a tranquil setting.

Parking is a breeze with space available for two vehicles, and the added benefit of a garage offers extra storage or potential for a workshop. Situated in a peaceful cul-de-sac location, this home ensures a sense of community while remaining conveniently close to local amenities.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to start your journey on the property ladder or seeking a comfortable family home, this end terrace house in Wellingborough is not to be missed.

Council Tax Band C
EPC Rating: 70/C

Offers In Excess Of £230,000



3



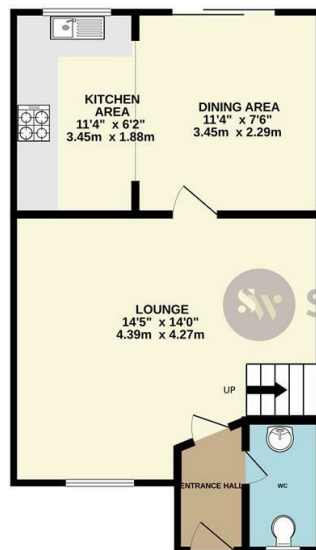
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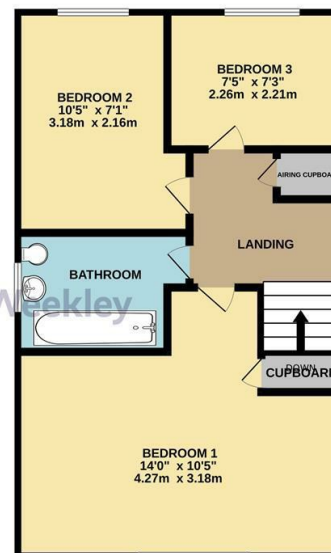
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		86
(69-80) C	70	
(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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