



14 Heron Close

Wellingborough, NN8 4UN



Simpson & Weekley

A fantastic opportunity to acquire a two-bedroom semi-detached home, quietly tucked away in the popular Heron Close area in Wellingborough. Offered with NO UPWARD CHAIN and with new flooring and decor throughout, also benefitting a spacious lounge/diner, enclosed rear garden, kitchen with direct garden access and off-road parking, making it an ideal first-time purchase, small family home, downsizer property or investment.

The ground floor offers a bright lounge/diner, providing an excellent and versatile space for both relaxing and entertaining. The fitted kitchen features a range of wall and base units, space for appliances.

Upstairs are two well-proportioned bedrooms, including a generous main bedroom and a versatile second bedroom which could also suit a nursery, child's room or home office. A refitted family shower room completes the accommodation.

Outside, the property enjoys an enclosed rear garden with patio and lawn areas and timber shed, providing a private and manageable space for enjoying the warmer months. Off-road driveway parking to the rear adds further convenience.

Situated in a peaceful residential cul-de-sac, the property is well placed for Wellingborough's local amenities, schools and supermarkets, whilst also offering convenient access to the A45 and Wellingborough railway station, with direct rail services towards London St Pancras.

With its quiet location, practical accommodation, enclosed garden, off-road parking and NO UPWARD CHAIN, this property is sure to attract strong interest. Early viewing is highly recommended.

Council Tax Band: B

EPC: 73/C

Offers In Excess Of £190,000



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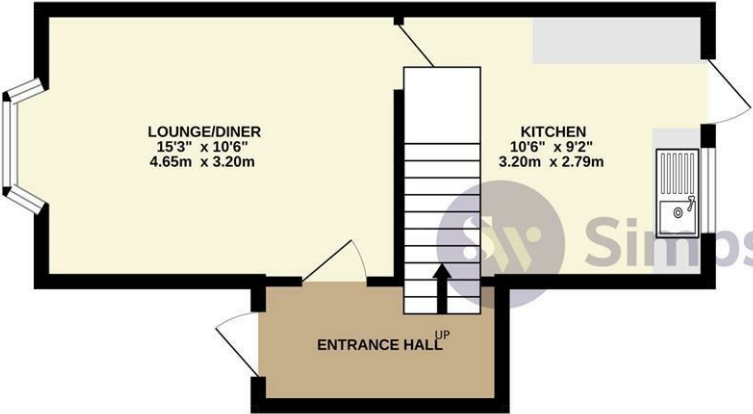


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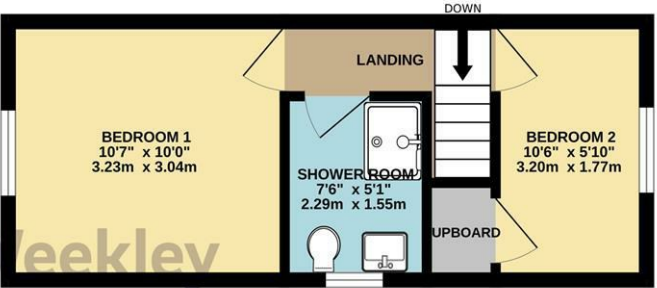


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GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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		90
(81-91) B		
(69-80) C	73	
(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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