



29 Prospect Avenue
Wellingborough, NN29 7DZ



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this wonderful three bedroom semi-detached family home. Ideally located in the highly sought after Northamptonshire village of Irchester and offering easy access to lots of local amenities including shops, country parks, schools and the as well as being positioned in-between Wellingborough and Rushden. The home itself boasts ample living accommodation set over two floor and comprising in brief; entrance hallway, lounge, sitting room, kitchen, utility room and WC downstairs. The first floor boasts three double bedrooms and a separate family bathroom. The property also benefits from gas central heating and double glazing throughout. Externally there is a large private rear garden and to the side of the home is a detached single garage and ample off street parking on a private driveway. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating Ordered, Council Tax Band B

£260,000



3



2



2





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		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

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

30 High Street, Rushden, Northants, NN10 0PW