



37 Charles Street
Wellingborough, NN8 2HZ



Simpson & Weekley

NEW INSTRUCTION Simpson & Weekley Lettings are delighted to offer this lovely three bedroom semi detached house located in a cul-de-sac close to a park with easy access to the A45. The property has been newly decorated throughout and is available immediately. Briefly comprising entrance hall, downstairs WC, spacious lounge/dining room with French doors to the rear garden and useful storage cupboard and kitchen to the ground floor. To the first floor there are three bedrooms, one of which has a fitted double wardrobe and white bathroom with shower over the bath. Outside the property has an enclosed front garden and a low maintenance and enclosed rear garden with shed and further tool storage shed. Further benefits include one off road parking space adjacent to the property, gas radiator central heating and full Upvc double glazing. Available immediately, viewing is very highly recommended. Sorry, strictly no pets. EPC Rating D. Council Tax Band B.



£1,125 Per Month

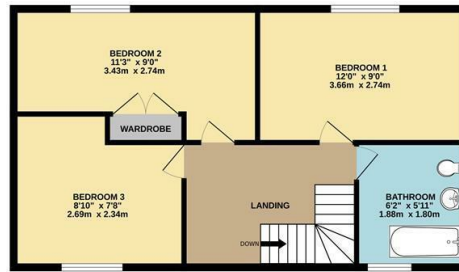
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GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.8 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.
Made with Measure (2016)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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01933 224953

wb@simpsonandweekley.co.uk

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33 Sheep Street, Wellingborough, Northants, NN8 1BS