



30 Woodside Park, Oundle Road  
Weldon, NN17 3JU



**Simpson West**



Situated within the highly sought-after Woodside Park on the edge of the desirable village of Weldon, this rarely available and well-presented detached retirement home is exclusively for the over 55s.

The accommodation comprises a reception hall, spacious living room, a fitted kitchen/breakfast room, modern shower room, and a generously sized bedroom with fitted wardrobes. Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys attractive surrounding gardens, together with access to a communal parking area for both residents and visitors.

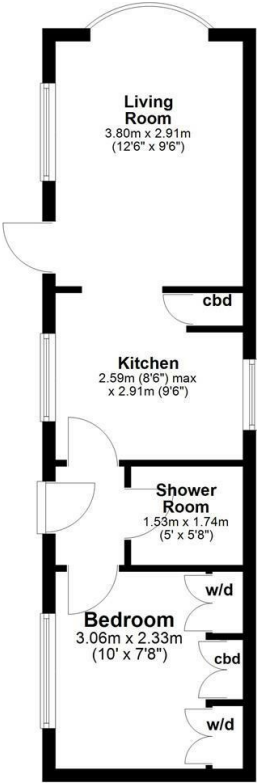
Rarely available in this popular location, an early viewing is highly recommended.

Council Tax Band A. Site charges: £160 per calendar month.

£85,000



Ground Floor



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





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