



94 Charles Street
Wellingborough, NN8 2HZ



Simpson & Weekley

Located on the charming Charles Street in Wellingborough, this delightful two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts a good-sized lounge, perfect for relaxing or entertaining guests, providing a warm and inviting atmosphere.

The two well-proportioned bedrooms offer ample space for rest and relaxation, making it an ideal setting for families or individuals alike. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the enclosed garden, which provides a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the excellent off-road parking accommodates up to two vehicles, a valuable asset in today's busy world.

With no upward chain, this home is ready for you to move in without delay, allowing for a smooth transition into your new life. This semi-detached house on Charles Street is not just a property; it is a place where memories can be made. Do not miss the chance to view this lovely home and envision your future here.

Council Tax Band: B

EPC: 64/D

Asking Price £220,000



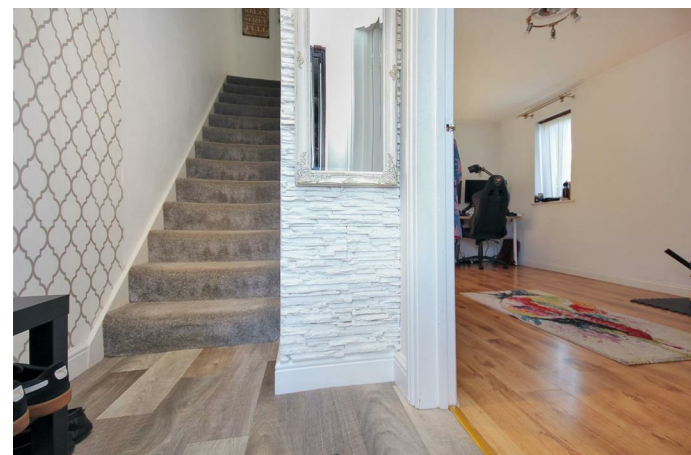
2



1



1



Simpson & Weekley

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
259 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 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 Metropix 5/2020.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(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 224953

wb@simpsonandweekley.co.uk

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

33 Sheep Street, Wellingborough, Northants, NN8 1BS