



11 London Road

Wellingborough, Northamptonshire NN8 2EB



**Simpson & Weekley**



Nestled on the bustling London Road in Wellingborough, this property presents an excellent opportunity for those seeking a vibrant community atmosphere combined with convenient access to local amenities. The location is ideal for families and professionals alike, offering a blend of urban living with the charm of a close-knit neighbourhood.

Residents can enjoy the benefits of nearby shops and recreational facilities and with easy access to Wellingborough train station (London St Pancras in 50 minutes), making it a practical choice for everyday living.

Wellingborough itself boasts excellent transport links, with easy access to major roadways and public transport, ensuring that commuting to nearby towns and cities is both straightforward and efficient. The surrounding area is rich in history and culture, providing plenty of opportunities for leisure and exploration.

This property on London Road is not just a place to live; it is a gateway to a lifestyle that balances convenience with community spirit. Whether you are looking to invest, rent, or make a new home, this location offers a promising prospect for a fulfilling living experience. Do not miss the chance to discover what this property has to offer in one of Wellingborough's most sought-after areas.

Asking Price £223,000



3



1

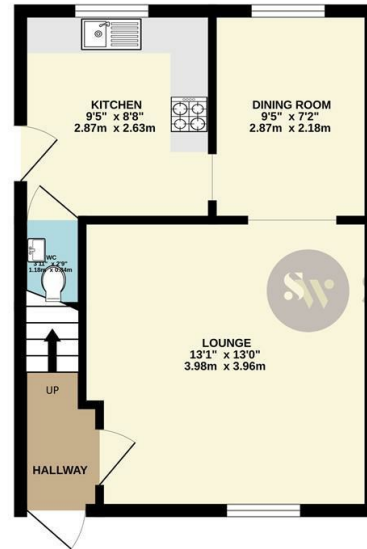


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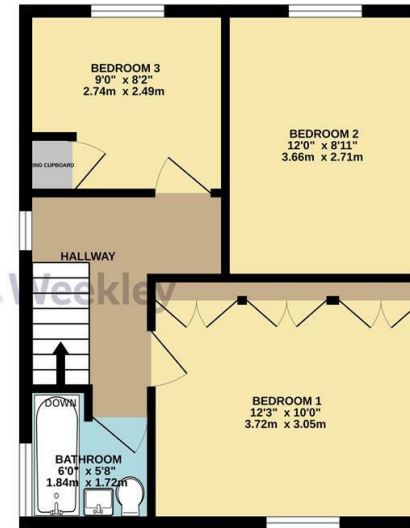


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GROUND FLOOR



1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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 2002/91/EC	



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