



7 Spinney Road
Weldon, NN17 3JZ



Simpson West

Perfectly situated within this sought after village, is this well-presented semi-detached property which provides excellent sized living accommodation and features to include gas central heating and double glazing. Accommodation includes a reception hall, living room, separate dining room, a refitted kitchen, inner hallway, and separate utility room. The first floor offers THREE BEDROOMS which are all a good size and there is also a family bathroom. Outside, there is an open plan frontage which provides car hardstanding for THREE VEHICLES and provides space for the erection of a GARAGE (subject to planning permission) The rear garden is of excellent size, is highly established and provides considerable privacy with a large patio area leading on to a lawned garden and a gravelled area provides easy maintenance. There is a further decked patio area to the rear boundary, with vegetable garden also available. Energy Rating C. Council Tax Band B.

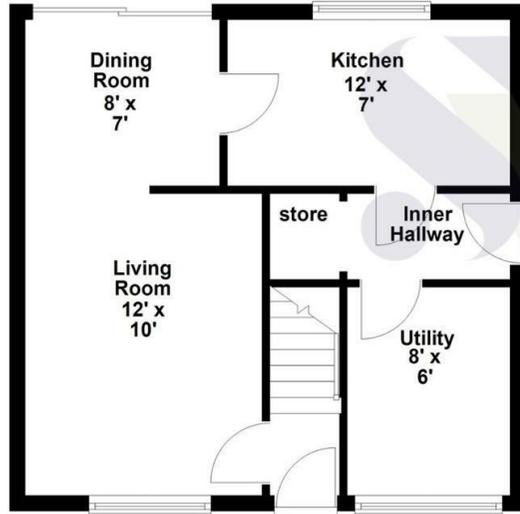


£245,000

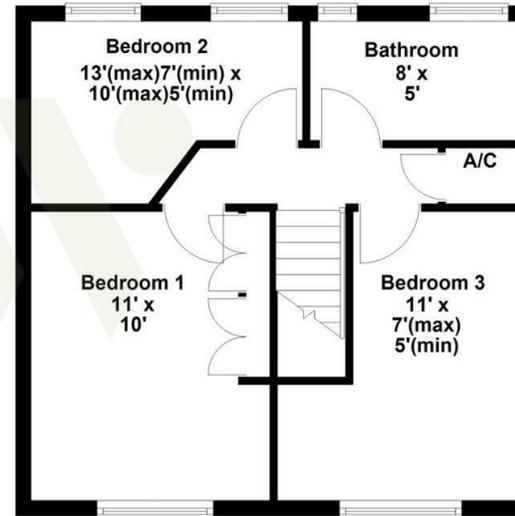
3 1 2



Ground Floor



First Floor



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 72 | |
| (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 | |



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