



BYWATER HERRING

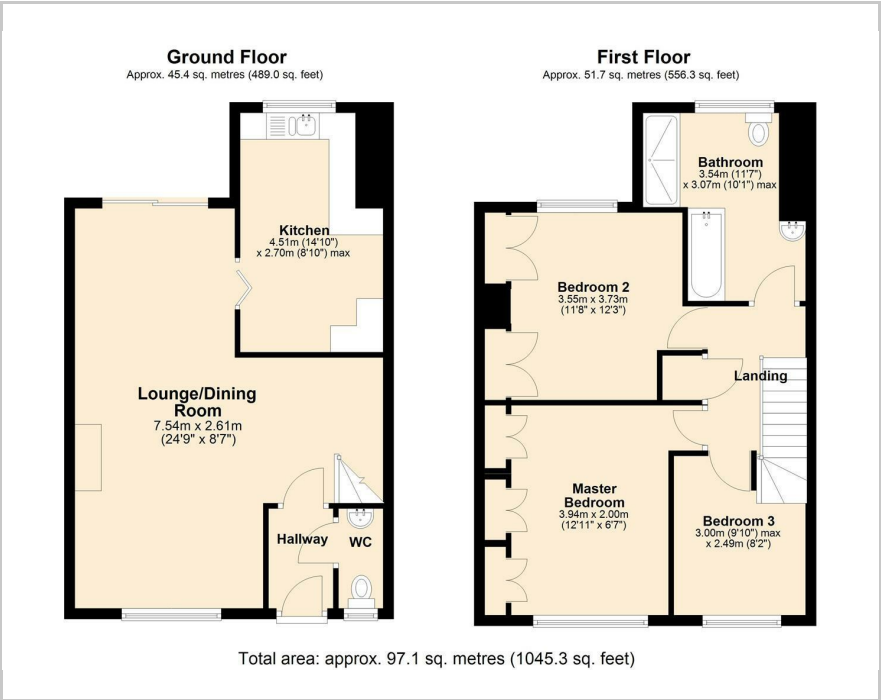
SALES & LETTINGS

- A TRADITION OF TRUST -

Smithfield Place, Wellingborough
Offers In The Region Of £185,000



Floor Plan



Area Map



Accommodation

- Affordable 3 bed mid-terrace that's solid, spacious and full of long-term potential for smart buyers willing to get stuck in
- Large front-to-back lounge-diner with plenty of natural light and space to relax, eat and entertain
- King-size main bedroom with fitted wardrobes, plus a second double and versatile third bedroom
- Four-piece bathroom with bath and wetroom-style shower - great layout, just needs modernising
- Extended kitchen with room for a table and scope to create something special
- Handy downstairs WC and a hallway with space for coats, bags and everyday essentials
- Enclosed low-maintenance patio garden with outbuilding and convenient side access
- Walk to the High Street in 3 mins for the Co-op, cafés, pubs and all your everyday essentials
- Family friendly location near Windmill Primary and walkable to Manor School
- London links from Wellingborough Station - 20 mins' drive then under an hour to St Pancras



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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