



10 Hughes Road

Wellingborough, Northamptonshire NN8 1TH



**Simpson & Weekley**

Nestled on Hughes Road in the town of Wellingborough, this extremely spacious one-bedroom maisonette (could very easily be made into a two bed with just a stud wall being erected) offers a delightful blend of comfort and convenience. Upon entering, you are welcomed into an open-plan kitchen and dining/sitting room, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. The layout maximises space, allowing for a seamless flow between the kitchen and living areas.

The bedroom is generously sized and features fitted wardrobes, providing ample storage while maintaining a tidy and organised environment. This thoughtful design ensures that you can enjoy both style and functionality in your personal space.

Additionally, the property benefits from an allocated parking space, a valuable asset in today's busy world.

This maisonette is an ideal choice for first-time buyers or those seeking a low-maintenance lifestyle in a vibrant community. With its spacious interiors and convenient amenities, it presents a wonderful opportunity to make a home in Wellingborough. Don't miss the chance to view this exceptional property.

The lease details are approximately £19 per month.

Council Tax Band B

EPC

Offers Over £170,000



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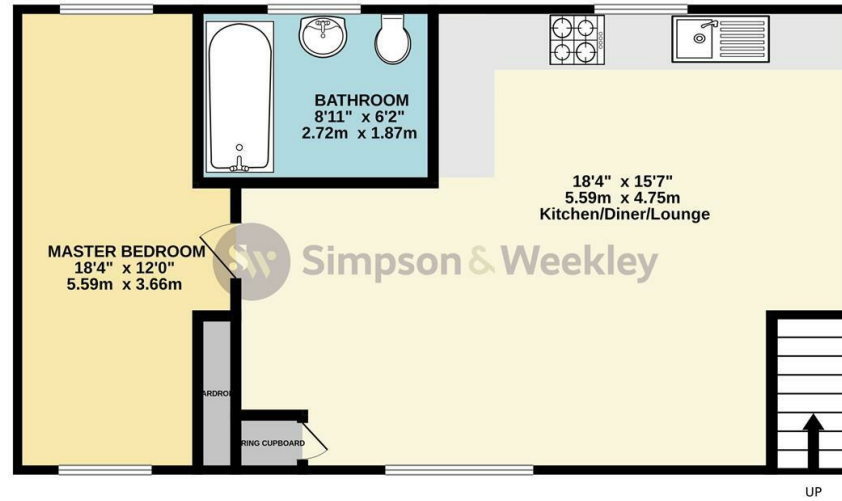
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GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 481 sq.ft. (44.7 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.  
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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>                            |                            |           |
| (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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