



81 Gordon Road  
Wellingborough, NN8 1EP



**Simpson & Weekley**

Situated on the charming Gordon Road in Wellingborough, this delightful terraced house presents an excellent opportunity for first-time buyers or savvy investors alike. With its prime location, the property is conveniently situated close to the town centre and the train station, ensuring easy access to local amenities and transport links.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The three well-proportioned bedrooms offer comfortable living quarters, making it an ideal family home. The property also features a well-appointed bathroom, catering to all your daily needs.

With UPVC double glazing throughout, you can enjoy a warm and quiet environment, enhancing the overall comfort of the home. The generous size of the property allows for versatile use of space, whether you wish to create a cosy family haven or a stylish investment property.

This charming home on Gordon Road is not just a house; it is a wonderful opportunity to establish roots in a vibrant community. Do not miss the chance to make this property your own.

Council Tax Band A

EPC 65/D

Offers Over £185,000



3



1



2



GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, sections, 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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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 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  
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