



8 Gannet Lane
Wellingborough, NN8 4NN



Simpson & Weekley

Located on Gannet Lane in the town of Wellingborough, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. Spanning an impressive 936 square feet, the property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests.

Upon entering, you are welcomed into a comfortable reception room, perfect for relaxation or entertaining friends and family. The layout of the home is both practical and inviting, ensuring a warm atmosphere throughout. The property features a well-appointed bathroom, catering to the needs of modern living.

One of the standout features of this home is the rear garden, offering a private outdoor space for gardening, leisure, or simply enjoying the fresh air. This area is ideal for those who appreciate a touch of nature right at their doorstep.

With no onward chain, this property is ready for you to move in without delay, making it an attractive option for those looking to settle in quickly. The location on Gannet Lane is convenient, with local amenities and transport links within easy reach, enhancing the appeal of this lovely home.

In summary, this terraced house on Gannet Lane is a fantastic opportunity for anyone seeking a comfortable and spacious residence in Wellingborough. Whether you are looking to make your first step onto the property ladder or searching for a promising investment, this home is sure to meet your needs.

Council Tax Band A
EPC : 74/C

Asking Price £179,995



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GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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 here are not 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) A		
(81-91) B		86
(69-80) C	74	
(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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