



19 Leys Gardens  
Wellingborough, NN8 1LY



**Simpson & Weekley**

Simpson and Weekley Estate Agents are pleased to offer to the market this very well presented three bedroom terraced property. Boasting two allocated parking spaces, double glazing throughout, gas radiator central heating, and enclosed rear garden. Located off the popular Eastfield Road, which is only walking distance from Wellingborough Train Station. The property is also only a short distance from local schools and the town centre. The property comprises entrance hall, lounge and kitchen. To the first floor there are three bedrooms and a bathroom. Externally an enclosed rear garden and allocated parking for two cars. This property would make an ideal first time purchase or buy to let investment and must be seen to appreciate the space on offer and presentation throughout.

EPC 72/C. Council tax band: B.

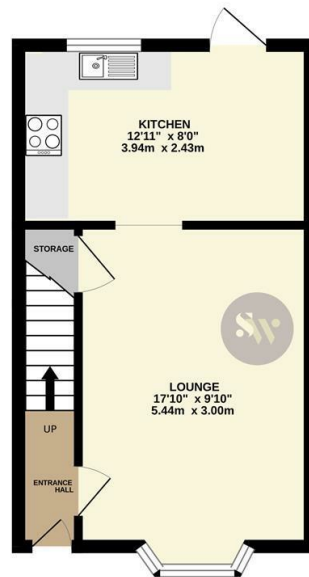


Offers Over £215,000

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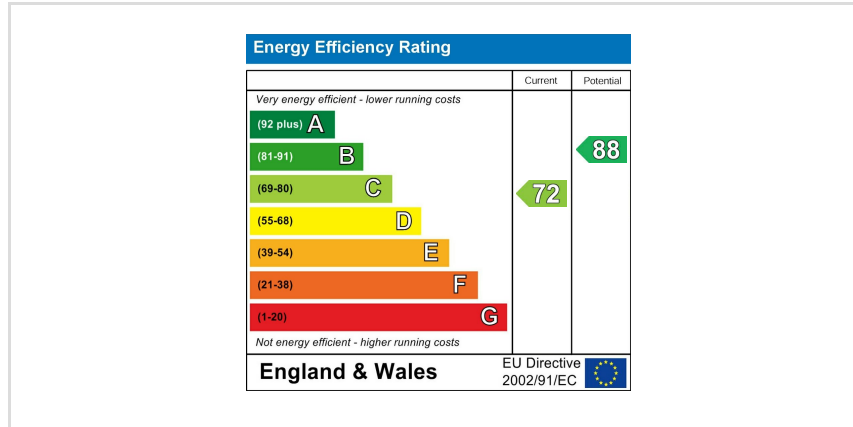
GROUND FLOOR



1ST FLOOR



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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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  
& Weekley**

Making Every  
Journey Personal



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