



**BYWATER HERRING**

SALES & LETTINGS

- A TRADITION OF TRUST -



Butterfields, Wellingborough

Offers Over £250,000



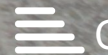
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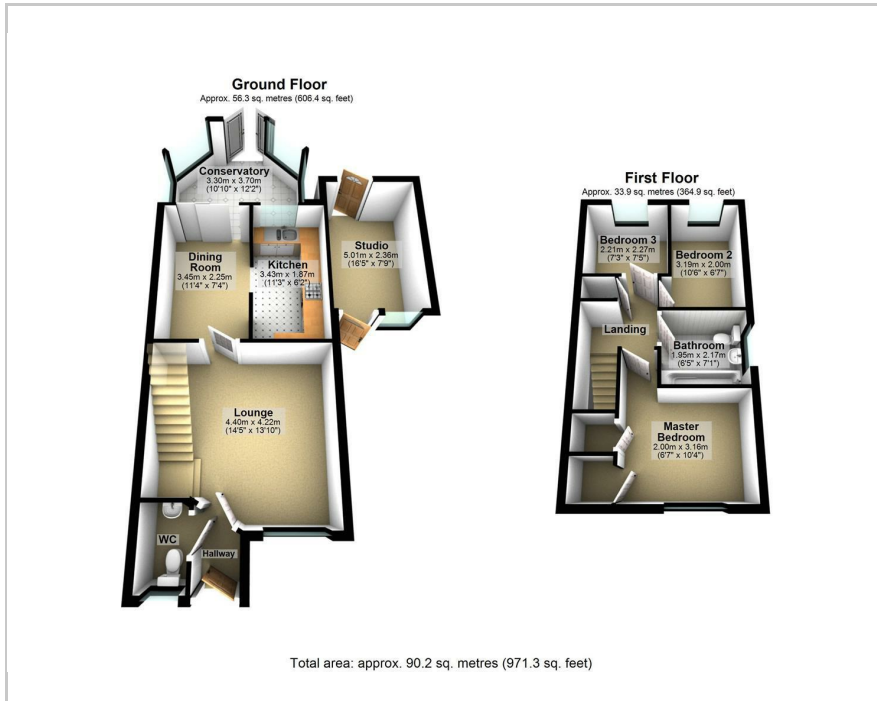


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C

## Floor Plan

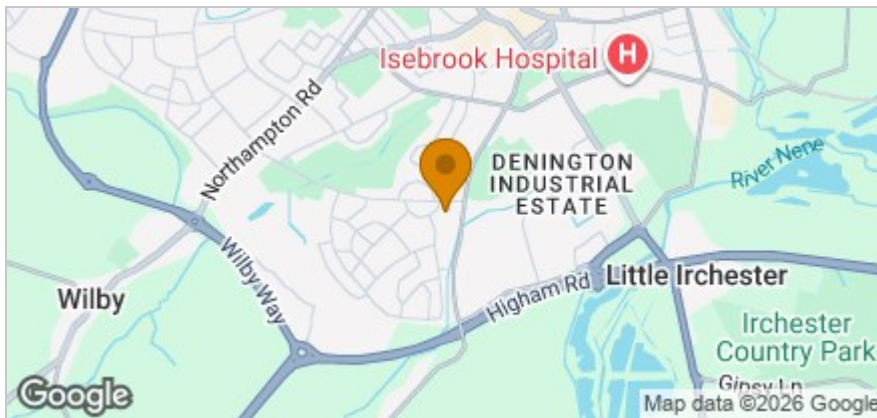


## Accommodation

- Three bedroom end terrace with a separate soundproofed studio offering real flexibility
- Modern layout with a front lounge and an open kitchen and dining space
- Conservatory with log burner - making it a year-round living space rather than a summer add on
- Three bedrooms upstairs
- Stylish three piece family bathroom
- Converted garage now a soundproofed studio with its own front entrance and garden access
- Ideal setup for home working, creative use, a gym or teenage hangout space
- Parking for 2 / 3 cars on the drive and at the front, plus an electric charging point
- Low maintenance garden with a choice of seating areas and a small lawn
- Convenient for town, schools and the station with direct trains into London



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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