



117. Knox Road  
Wellingborough, NN8 1HX



**Simpson & Weekley**

Situated on the charming Knox Road in Wellingborough, this delightful three-bedroom terraced house offers a perfect blend of comfort and modern living. Spanning an impressive 926 square feet, the property is ideal for families or those seeking a spacious home.

Upon entering, you are welcomed into a bright and airy lounge/dining room, featuring a lovely bay fronted window that fills the space with natural light. This inviting area is perfect for both relaxation and entertaining guests. The fitted kitchen provides a practical and stylish space for culinary enthusiasts to create delicious meals.

The property boasts three well-proportioned bedrooms, offering ample space for rest and personalisation. The shower room is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the private rear garden, a tranquil retreat where you can enjoy outdoor activities, gardening, or simply unwinding in the fresh air.

This terraced house on Knox Road is not just a property; it is a place where memories can be made. With its excellent location and thoughtful layout, it presents a wonderful opportunity for anyone looking to settle in Wellingborough. Do not miss the chance to make this charming house your new home.

Council Tax Band - A  
EPC - Ordered

Asking Price £210,000



GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.

1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA - 603 sq.ft. (56.0 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.  
Made with Homplan 12/2016



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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