



56 Senwick Road  
Wellingborough, NN8 1NJ



**Simpson & Weekley**

Located in the charming area of Wellingborough, this delightful three-bedroom end of terrace house on Senwick Road offers a perfect blend of comfort and convenience. Spanning an impressive 914 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The good-sized lounge/diner provides a welcoming atmosphere, perfect for family gatherings or quiet evenings in.

The property features three well-proportioned bedrooms, ensuring ample space for a growing family or those seeking a home office. The bathroom is conveniently located, catering to the needs of the household. Outside, you will find an enclosed garden, providing a private outdoor space for children to play or for enjoying a peaceful afternoon in the sun.

For those with vehicles, the property includes parking for two vehicles with a single garage and driveway, offering both convenience and security. Additionally, the absence of a forward chain makes this property an attractive option for those looking to move in without delay.

This home is not only well-situated but also offers a wonderful opportunity for comfortable living in a friendly neighbourhood. Whether you are a first-time buyer or looking to invest, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.

Council Tax Band: B

EPC: 52/E

Asking Price £190,000



3



1



2





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>87</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>52</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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**.



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