



86 Ridgeway  
Wellingborough, NN8 4RY



**Simpson & Weekley**

Situated in the sought-after area of Ridgeway, Wellingborough, this charming two-bedroom semi-detached bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 706 square feet, the property features two spacious reception rooms, perfect for both relaxation and entertaining guests.

One of the standout features of this bungalow is the large, airy conservatory that overlooks the well-established garden. This inviting space is ideal for enjoying the beauty of the outdoors, whether you are sipping your morning coffee or hosting a gathering with friends and family. The garden itself is a true gem, boasting a variety of fruit trees that add a touch of nature's bounty to your home.

The bungalow comprises two well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents and guests.

For those with vehicles, the property offers parking for up to three vehicles, including a single driveway that provides additional parking options. This feature is particularly valuable in a desirable area where parking can often be a challenge.

In summary, this semi-detached bungalow in Ridgeway presents an excellent opportunity for those seeking a comfortable and inviting home in a lovely neighbourhood. With its spacious living areas, beautiful conservatory, and well-maintained garden, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this delightful bungalow your new home.

Council Tax band: B

EPC: 64/D

Asking Price £260,000



2



1



2



GROUND FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.3 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 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 Metreplan (2020)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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