



37 Charles Street
Wellingborough, NN8 2HZ



Simpson & Weekley

Perfectly placed in the desirable Charles Street on the Kingsway Estate, Wellingborough, this charming property offers a perfect blend of comfort and convenience. Built in 1995, this well-maintained property spans an impressive 872 square feet and features three spacious bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a generous lounge diner, which is bathed in natural light and provides a warm and inviting atmosphere. The lounge diner boasts doors that lead directly to a low-maintenance, enclosed rear garden, perfect for outdoor relaxation or entertaining guests. Additionally, the property includes a convenient downstairs WC, enhancing its practicality for everyday living.

The home benefits from off-road parking for one vehicle, along with a garage, ensuring that parking is never a concern. Situated in a peaceful cul-de-sac location, residents can enjoy the tranquillity of the area while being just a short walk from the town centre and a nearby park, making it an excellent choice for those who appreciate both nature and urban amenities.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle into a family home, this semi-detached house on Charles Street is a wonderful opportunity not to be missed.

Please Note: The photographs shown were taken prior to the current tenant moving in

Council Tax Band: B

EPC Rating: 68/D



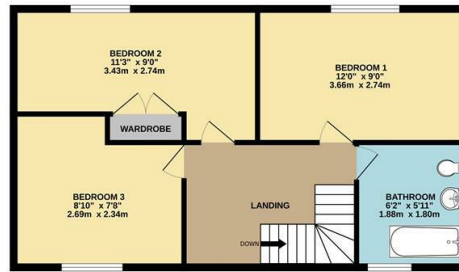
Offers In Excess Of £225,000



GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.8 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.
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Energy Efficiency Rating

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



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