



43 Burns Road
Wellingborough, NN8 3RQ



Simpson & Weekley

Situated in Burns Road in Wellingborough, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and savvy investors alike. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a comfortable home. The reception room offers a perfect space for relaxation or entertaining guests.

One of the features of this property is the enclosed rear garden, which has been recently enhanced with new fencing and gates, ensuring privacy and security. Additionally, the property falls under council tax Band A, making it an affordable option for potential buyers or renters.

The location is particularly advantageous, as it is conveniently situated close to local schools and parks, making it an ideal choice for families with children. The surrounding area offers a friendly community vibe, with easy access to essential amenities and recreational facilities.

This three-bedroom end terraced property will not only make a lovely home but also represents a promising investment opportunity in a sought-after area. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this charming house your new home or a valuable addition to your property portfolio.

Council Tax: Band A
EPC ordered

Asking Price £179,995



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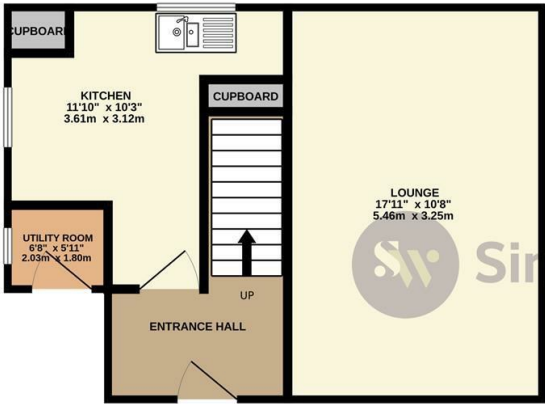


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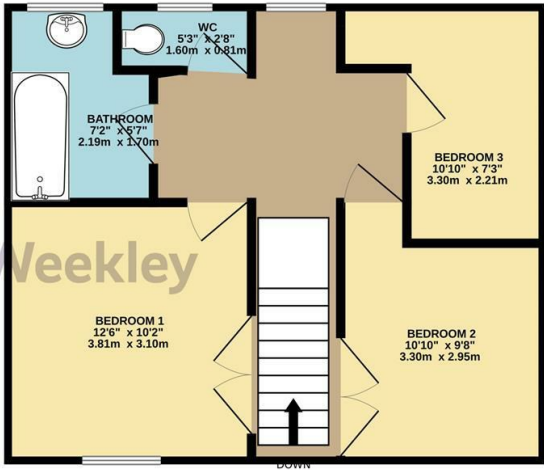


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GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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		
(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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