



35 Olympic Way, Wellingborough, NN8 3QE

£850









# 35 Olympic Way

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## Entrance Hall Cloakroom/WC

**Lounge** 14'7 x 11'4 (4.45m x 3.45m)

**Kitchen/Diner** 17'3 x 10'4 max (5.26m x 3.15m max)

**Conservatory** 7'11 x 7'8 (2.41m x 2.34m)

## Landing

**Bedroom 1** 13'5 x 11'4 max (4.09m x 3.45m max)

**Bedroom 2** 11'9 x 11'5 max (3.58m x 3.48m max)

**Bedroom 3** 8'4 x 7'5 (2.54m x 2.26m)

## Bathroom



Directions

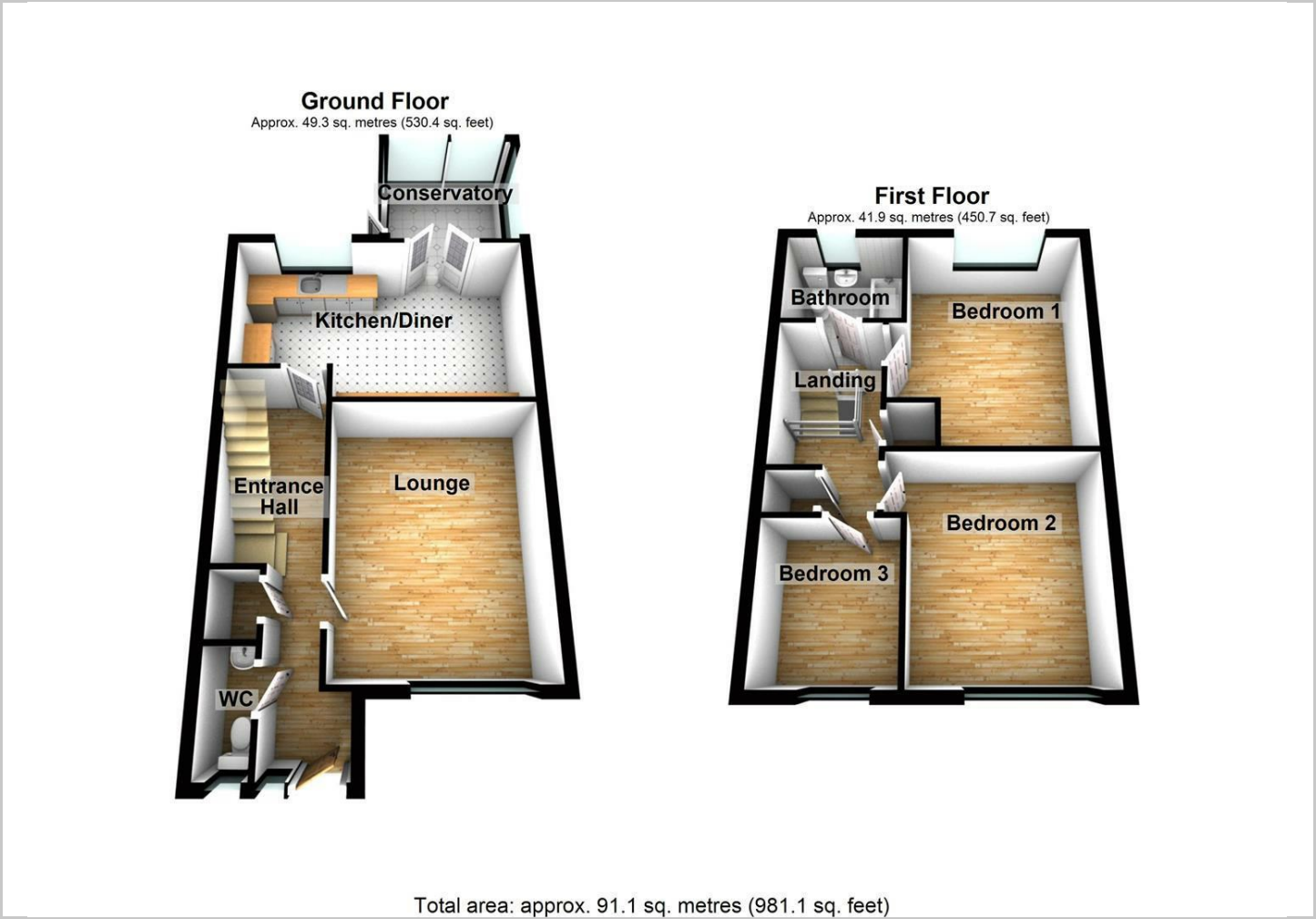








Floor Plans

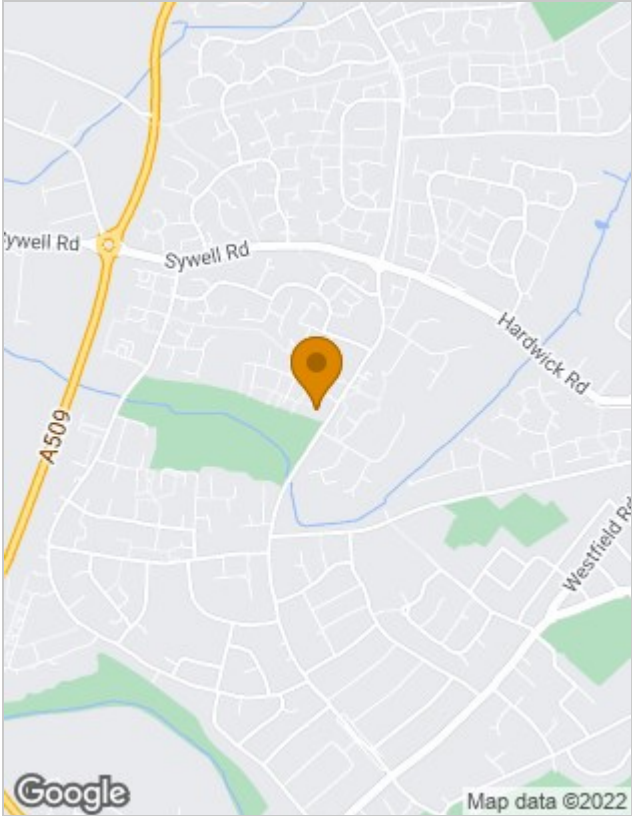


Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC