



63 Farndish Road
Wellingborough, NN29 7BD

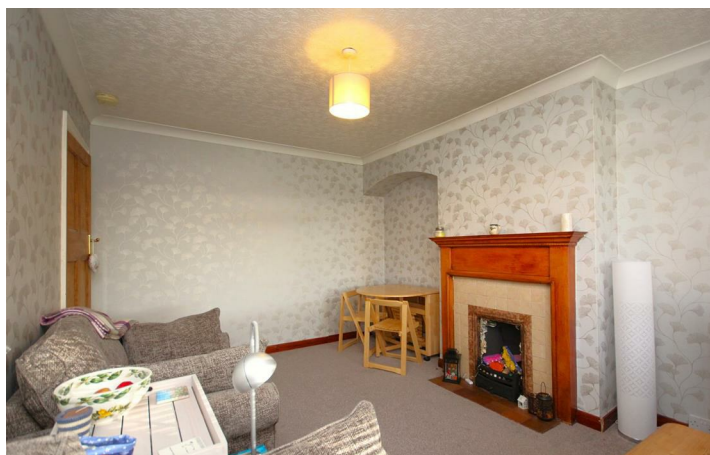


Simpson & Weekley

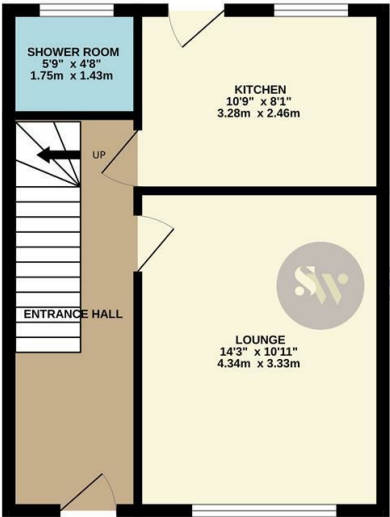
VILLAGE LOCATION Simpson and Weekley are delighted to offer to the market this well presented three bedroom village home. Ideally located in the popular Northamptonshire village of Irchester and offers easy access to lots of local amenities including shops, schools, country parks along with the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge diner, kitchen and shower room downstairs. The first floor offers three double bedrooms two of the bedroom have original fireplaces. The home also benefits from gas central heating and double glazing throughout. Externally there is a large enclosed garden to the rear of the home, a wildflower front garden and residents parking bays to the front of the home. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band B



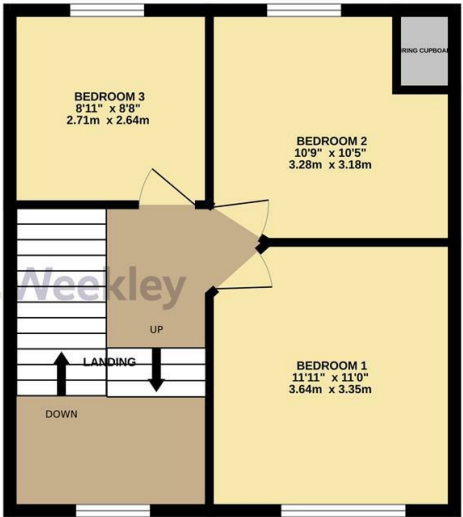
Offers In Excess Of £190,000



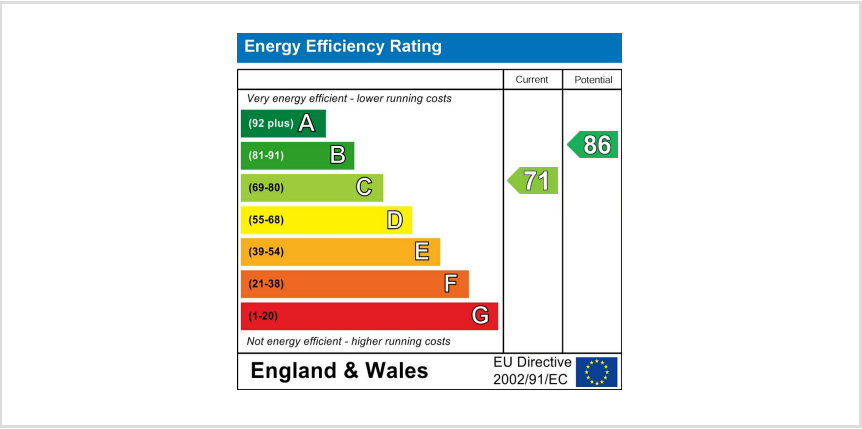
GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.5 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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