



## Gordon Road, Wellingborough NN8 1ER

£179,995

- Bay fronted Mid Terrace
- Two Double Bedrooms
- Re-fitted Kitchen
- Two reception rooms
- Conservatory
- Re-fitted Shower Room
- UPVC Double Glazing
- Gas Radiator Central Heating



Call 01933 423 983

www.smartamove.co.uk

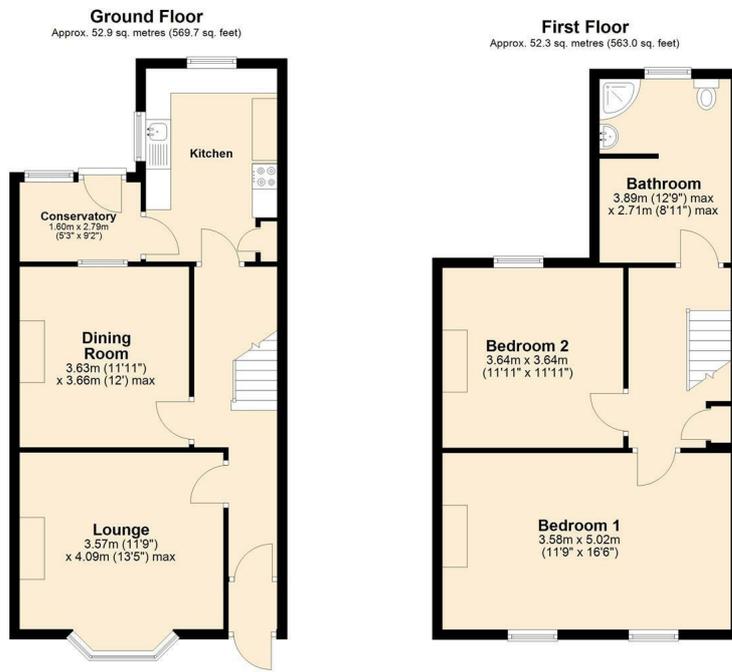


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## (DRAFT DETAILS)

Smartamove are pleased to offer for sale this two bedroom bay fronted mid terraced house close to the town centre of Wellingborough and to the local train station with direct links to London, as well as local amenities. The property comprises of; Entrance hall, lounge, dining room, re-fitted kitchen and Upvc conservatory. To the first floor there are two double bedrooms and a three piece suite re-fitted family shower room. Further benefits include front courtyard and rear garden, Upvc double glazing and gas radiator central heating. The property is offered with vacant possession. The EPC rating is TBC, council tax band is A and is freehold.



Total area: approx. 105.2 sq. metres (1132.7 sq. feet)



Although SmartaMove Ltd believe these details to be a fair and accurate the description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| 102-154 <b>A</b>                            |                         | 102-154 <b>A</b>  |                         |
| 81-101 <b>B</b>                             |                         | 101-151 <b>B</b>  |                         |
| 65-80 <b>C</b>                              |                         | 100-150 <b>C</b>  |                         |
| 49-64 <b>D</b>                              |                         | 100-150 <b>D</b>  |                         |
| 33-48 <b>E</b>                              |                         | 100-150 <b>E</b>  |                         |
| 17-32 <b>F</b>                              |                         | 100-150 <b>F</b>  |                         |
| 1-16 <b>G</b>                               |                         | 100-150 <b>G</b>  |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

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