



32A High Street, Wymington NN10 9LS
£314,995

Smartamove are pleased to offer for sale this spacious converted semi-detached house in a set back off the high street, The property was converted in 2022 and is approx. 1300 square feet in size. The house is ideal for a family with children as it is in the catchment area of Sharnbrook School. Wymington is situated in the county of Bedfordshire and is a few miles drive away from local amenities including Rushden Lakes Shopping Centre. The property enjoys a non-estate location and benefits from double glazing, skylight windows, gated off road private carport parking for 2 cars and a low maintenance rear garden with open views and side and rear access. The property comprises of a spacious entrance hall, lounge/diner, fitted kitchen with built in oven and hob, downstairs toilet, family bathroom, three double bedrooms bedrooms with the master having a walk through dressing room and an en-suite shower room. Further benefits are electric radiator central heating, all new flooring and carpets. A viewing is highly recommended to appreciate how spacious the property is and location. The EPC rating is E and council tax band for this house is C.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-95%	A		
81-91%	B		
69-80%	C		
55-68%	D		
44-54%	E		
35-43%	F		
2-34%	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-95%	A		
81-91%	B		
69-80%	C		
55-68%	D		
44-54%	E		
35-43%	F		
2-34%	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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