

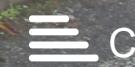


**BYWATER HERRING**  
SALES & LETTINGS

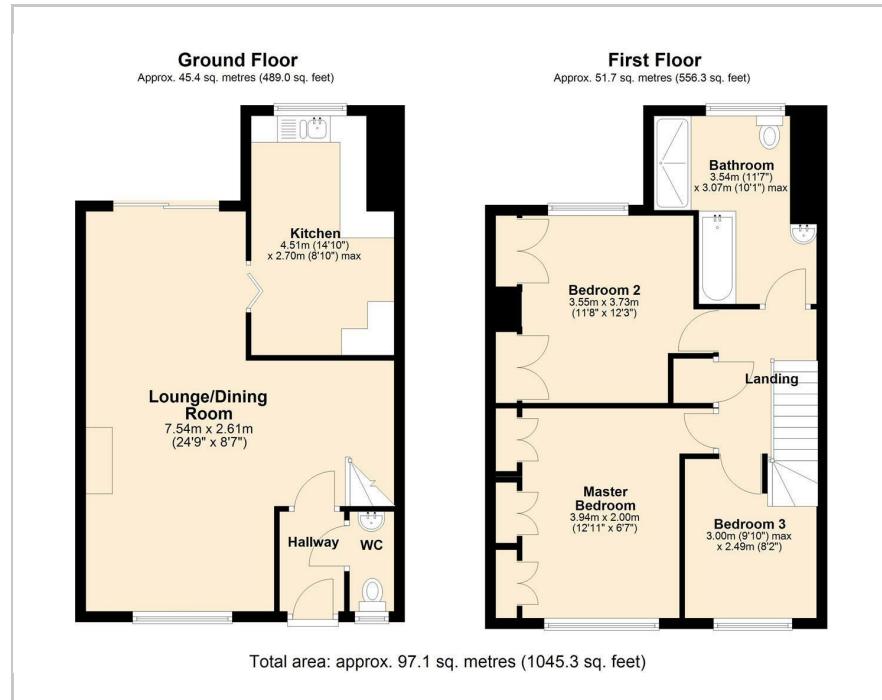
• A TRADITION OF TRUST •



Smithfield Place, Wellingborough  
Offers In The Region Of £185,000



## Floor Plan



## Accommodation

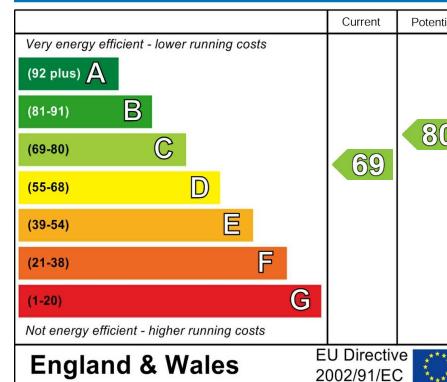
- Affordable 3 bed mid-terrace that's solid, spacious and full of long-term potential for smart buyers willing to get stuck in
- Large front-to-back lounge-diner with plenty of natural light and space to relax, eat and entertain
- King-size main bedroom with fitted wardrobes, plus a second double and versatile third bedroom
- Four-piece bathroom with bath and wetroom-style shower - great layout, just needs modernising
- Extended kitchen with room for a table and scope to create something special
- Handy downstairs WC and a hallway with space for coats, bags and everyday essentials
- Enclosed low-maintenance patio garden with outbuilding and convenient side access
- Walk to the High Street in 3 mins for the Co-op, cafés, pubs and all your everyday essentials
- Family friendly location near Windmill Primary and walkable to Manor School
- London links from Wellingborough Station - 20 mins' drive then under an hour to St Pancras



## Area Map



## Energy Efficiency Rating



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.