



BYWATER HERRING
SALES & LETTINGS

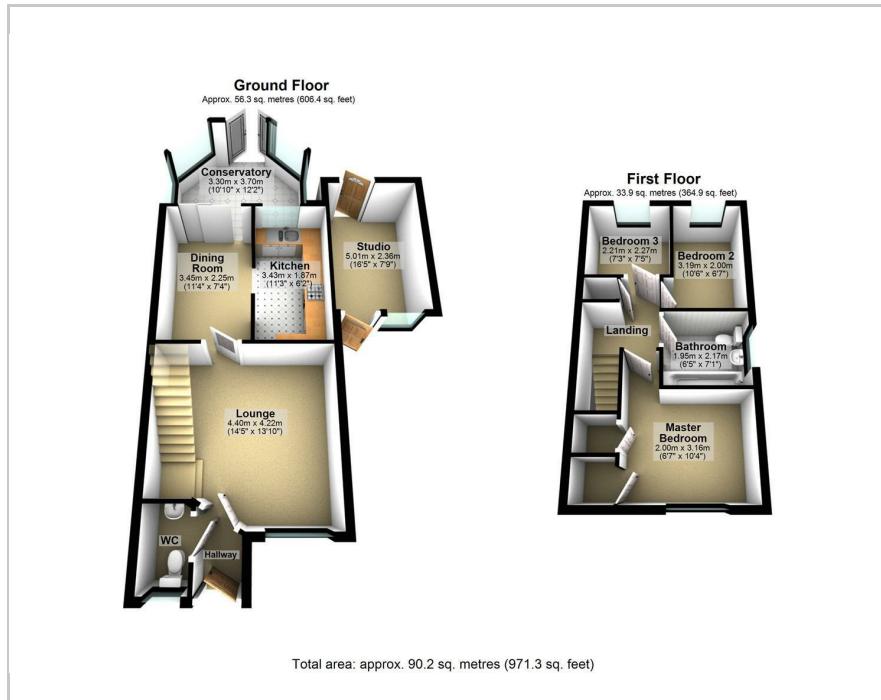
• A TRADITION OF TRUST •



Butterfields, Wellingborough
Offers In The Region Of £270,000



Floor Plan

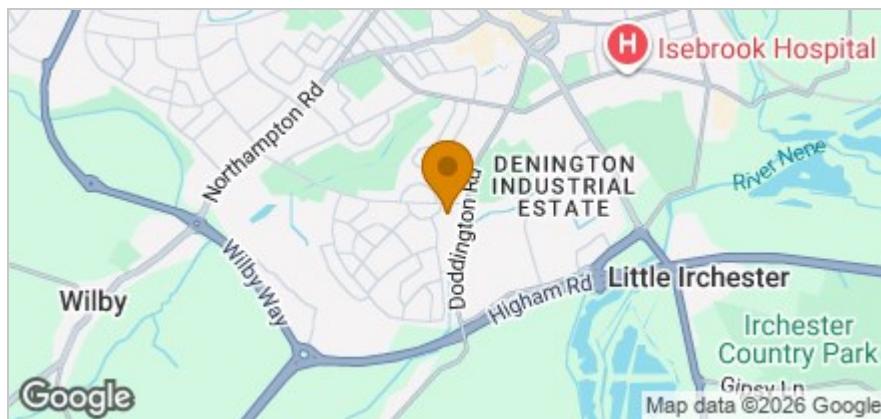


Accommodation

- Three bedroom end terrace with a separate soundproofed studio offering real flexibility
- Modern layout with a front lounge and an open kitchen and dining space
- Conservatory with log burner - making it a year-round living space rather than a summer add on
- Three bedrooms upstairs
- Stylish three piece family bathroom
- Converted garage now a soundproofed studio with its own front entrance and garden access
- Ideal setup for home working, creative use, a gym or teenage hangout space
- Parking for 2 / 3 cars on the drive and at the front, plus an electric charging point
- Low maintenance garden with a choice of seating areas and a small lawn
- Convenient for town, schools and the station with direct trains into London



Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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