

# 1 Minerva Way

Wellingborough, NN8 3TP

Simpson & Weekley

Attractive Three Bedroom End of Terrace Home with Enclosed Garden

This well-presented three-bedroom end-of-terrace property offers spacious and versatile accommodation, making it an ideal home for families, first-time buyers or those looking for extra space.

The ground floor comprises a generously sized lounge/diner, providing plenty of room for both relaxing and entertaining. Patio doors open directly onto the rear garden, allowing plenty of natural light and creating a lovely connection between indoor and outdoor living. The good-sized kitchen offers ample space for everyday cooking and storage, with a further door providing direct access to the garden. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, complemented by a family bathroom.

Externally, the property benefits from an enclosed rear garden featuring a decked seating area and artificial lawn, providing a low-maintenance outdoor space ideal for relaxing, entertaining and family enjoyment.

An excellent opportunity to acquire a spacious three-bedroom home with a practical layout and an attractive garden. Early viewing is highly recommended to fully appreciate all this property has to offer.
Council Tax: A
EPC: 71/C

## Asking Price £189,950

3 2 1





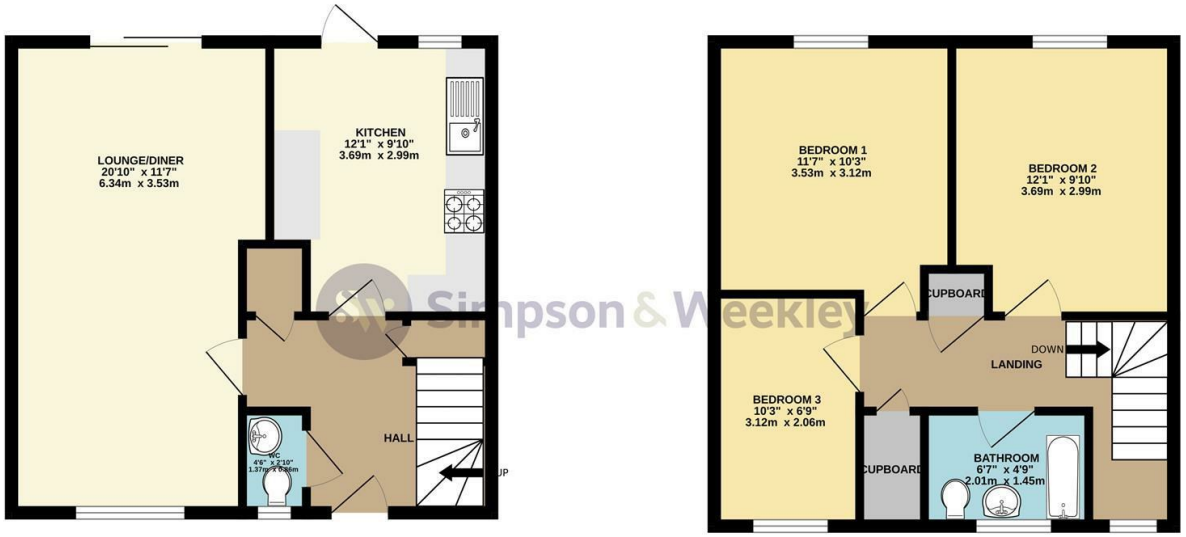






GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.

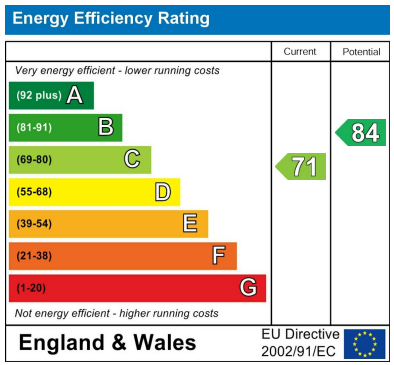



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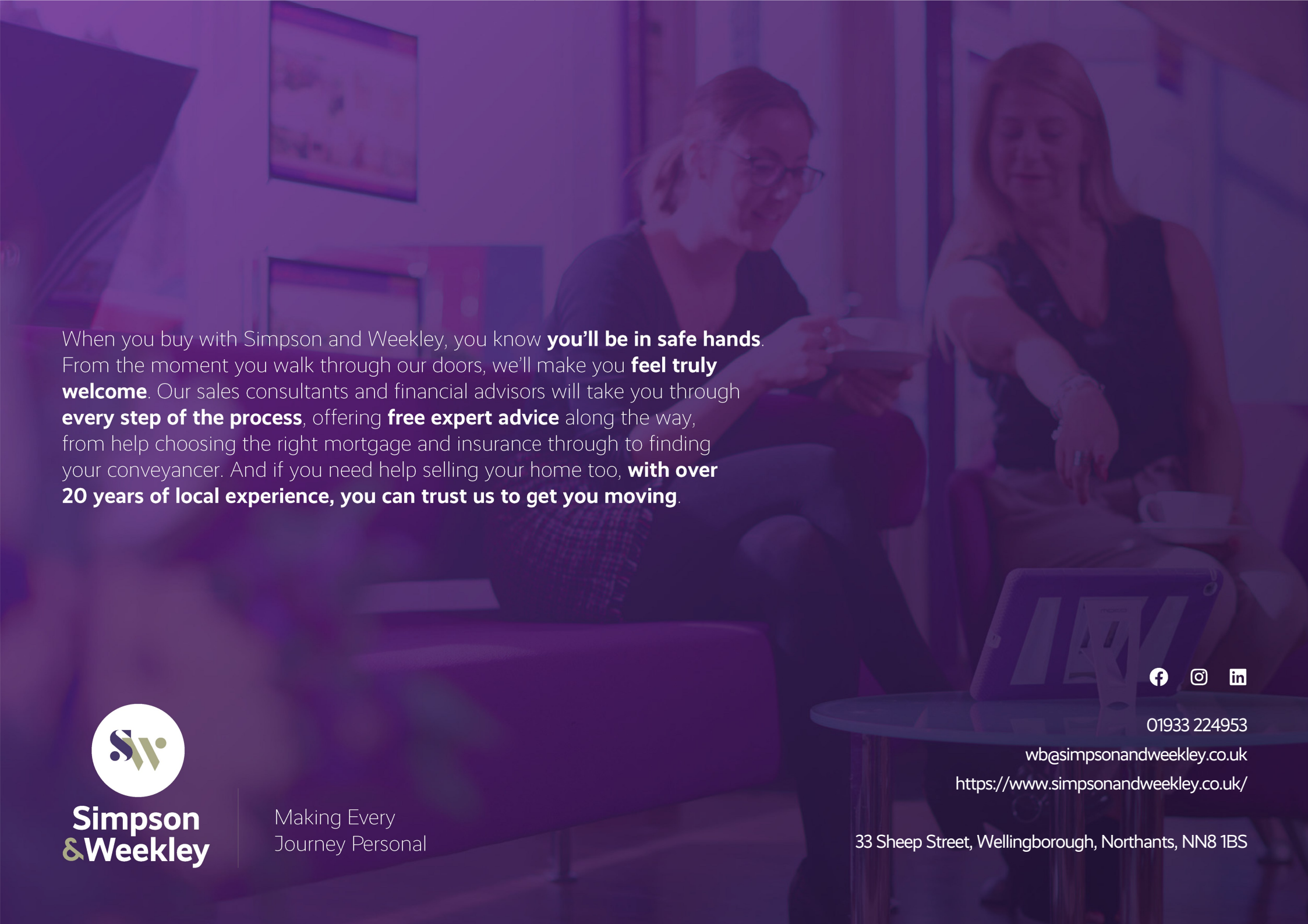
TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

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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