



Total area: approx. 68.1 sq. metres (733.1 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



Wearra Close Irthlingborough NN9 5FR
Leasehold Price £120,000 (50% Shared Ownership)

Wellingborough Office
 27 Sheep Street Wellingborough
 Northants NN8 1BS
 01933 224400

Irthlingborough Office
 28 High Street Irthlingborough
 Northants NN9 5TN
 01933 651010

Rushden Office
 74 High Street Rushden
 Northants NN10 0PQ
 01933 480480



A modern and very well presented two bed roomed semi detached property offered to the market on a 50% shared ownership basis situated in a cul de sac enjoying views of the historic St. Peters Church with shops and amenities close by. Benefits include uPVC double glazing, gas radiator central heating, built in kitchen appliances and offers low maintenance gardens and off road parking for two cars. The accommodation briefly comprises entrance hall, cloakroom, kitchen, lounge/dining room, two bedrooms, bathroom, rear garden and off road parking.

Enter via composite front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, laminate flooring, door to:

Downstairs W.C.

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, laminate flooring, radiator, extractor.

Kitchen

10' 5" x 7' 0" (3.18m x 2.13m)(This measurement includes the area occupied by the kitchen units)

Fitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built in stainless steel oven, gas hob, extractor, concealed wall mounted gas boiler serving domestic hot water and central heating systems, plumbing for washing machine, fridge/freezer space, window to front aspect.

Lounge/Dining Room

15' 8" x 14' 4" (4.78m x 4.37m)

French door with side screens to rear aspect, laminate flooring, radiator, under stairs storage cupboard,

First Floor Landing

Loft access, storage cupboard, doors to:

Bedroom One

14' 4" x 9' 7" (4.37m x 2.92m)

Two windows to rear aspect, radiator.

Bedroom Two

14' 4" x 9' max. (4.37m x 2.74m)

Two windows to front aspect, radiator.

Bathroom

Fitted to comprise low flush W.C., pedestal wash hand basin, tiled splash backs, panelled bath with shower attachment, window to side aspect, extractor, shaver point, towel rail, spotlights to ceiling.

Outside

Front - Block paved, off road parking for two cars.

Rear - Shared gated side pedestrian access, paved patio, artificial lawn, raised flower bed, raised patio/deck, enclosed by wooden panelled fencing and stone walling.

Material Information

The property Tenure is Leasehold. We understand there are 120 years remaining on the lease, the service and maintenance charge to include buildings insurance but not contents is £248.98 payable monthly. These details should be checked by the purchaser's legal representative before entering a commitment to purchase.

Energy Performance Rating

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,806 per annum. Charges for 2024/2025).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

