



Evesham Close Wellingborough NN8 2NT
Freehold Price £360,000

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The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Situated in a cul de sac on the popular Wilby way estate is this four bedroom detached which benefits from uPVC double glazed doors and windows, a 15ft kitchen/breakfast room with built in kitchen appliances, an ensuite to the master bedroom, gas radiator central heating and a burglar alarm system. The property further offers a cloakroom, built in wardrobes to three bedrooms and a landscaped south/west facing rear garden. The size of the bedrooms should be noted especially bedroom four which is 11ft. Viewing is highly recommended. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via entrance door.

Entrance Hall

Stairs to first floor landing, radiator, laminate flooring, doors to.

Cloakroom

Comprising low flush W.C., wash hand basin, radiator, extractor fan, tiled floor, vinyl floor.

Lounge

14' 5" x 11' 9" (4.39m x 3.58m)

uPVC door and window to rear garden, two radiators, coving to ceiling.

Dining Room

10' 11" x 8' 7" (3.33m x 2.62m)

Window to front aspect, radiator, wooden laminate flooring.

Kitchen/Breakfast Room

15' 4" x 8' 7" (4.67m x 2.62m) (This measurement includes the area occupied by the kitchen units)

Comprising single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in gas hob with extractor fan over, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer and fridge/freezer, window to rear aspect, uPVC door to side aspect, tiled floor, radiator, vinyl flooring.

First Floor Landing

Access to loft space with ladder, airing cupboard housing hot water cylinder, radiator, doors to.

Bedroom One

12' 0" max narrowing to 9' 3" x 11' 11" upto wardrobe (3.66m x 3.63m)

Two windows to front aspect, radiator, built in mirror fronted wardrobe with clothes hanging rail and shelving, door to.

Ensuite Shower Room

Comprising tiled shower cubicle, low flush W.C., wash hand basin set in vanity unit, obscure window to front aspect, radiator, extractor fan, vinyl flooring.

Bedroom Two

12' 5" wall to wall x 8' 7" max (3.78m x 2.62m)

Window to rear aspect, radiator, built in wardrobe with clothes hanging rail and shelving.

Bedroom Three

12' 5" wall to wall x 8' 1" max (3.78m x 2.46m)

Window to front aspect, radiator, built in wardrobe with clothes hanging rail.

Bedroom Four

11' 2" x 8' 1" (3.4m x 2.46m)

Window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with shower over, wash hand basin set in vanity unit, low flush W.C., obscure window to rear aspect, radiator, extractor fan, vinyl flooring.

Outside

Front - Double width block paved driveway providing off road parking for several vehicles.

Single Garage - Up and over door, power and light connected, wall mounted gas fired boiler serving central heating and domestic hot water.

Rear - South westerly facing, newly laid porcelain patio and composite decking area, mainly laid to lawn, various shrubs, trees, bushes, enclosed by panel fencing, pedestrian gated access, water tap, wooden shed to side.

Energy Performance Rating

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

Council Tax

We understand the council tax is band D (£2,043 per annum. Charges for 2023/2024).

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.

