



Total area: approx. 101.3 sq. metres (1090.0 sq. feet)



Balharvie Road Wellingborough NN8 6BD
Freehold Price £305,000

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 surveyor's 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.

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



Offered with no chain is this three/four bedroom end of terrace set over three floors which was built by Barratt Homes in 2021 to their Oakley design. The property benefits from uPVC double glazing, gas radiator central heating, a range of integrated appliances to include oven, hob, dishwasher, washer/dryer and fridge/freezer and further offers a cloakroom, a study, a 20ft max kitchen/family room, an ensuite shower room to the master bedroom, a south facing 'L' shaped rear garden and off road parking. The accommodation briefly comprises entrance hall, cloakroom, study, kitchen/family room, lounge, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via composite door with obscure glazed insert to.

Entrance Hall

Stairs to first floor landing, radiator, cloaks cupboard housing gas fired combination boiler serving domestic hot water and central heating, doors to.

Cloakroom

White suite comprising low flush W.C., pedestal hand wash basin, tiled splash back, extractor vent.

Study

8' 10" x 6' 1" (2.69m x 1.85m)
Window to front aspect, radiator.

Kitchen/Family Room

20' 0" narrowing to 15' 8" x 12' 9" max (6.1m x 3.89m)
Comprising stainless steel one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces and matching upstands, built in electric oven and gas hob with extractor hood over, integrated dishwasher, washing machine and fridge/freezer, hexagonal glass and tile splash backs, understairs storage cupboard, double radiator, uPVC French doors with windows either side to rear garden.

First Floor Landing

Stairs to second floor landing, radiator, doors to.

Lounge

12' 10" x 10' 2" widening to 11' 10" (3.91m x 3.1m)
Window to front aspect, radiator, T.V. point, telephone point, network point.

Bedroom One

12' 10" x 9' 11" (3.91m x 3.02m)
Window to rear aspect, radiator, door to.

Ensuite Shower Room

White suite comprising shower cubicle, low flush W.C., pedestal hand wash basin, towel radiator, extractor vent, shaver point, obscure glazed window to side aspect.



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 C (£1,816 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.

Second Floor Landing

Access to loft space which is boarded with light and fitted loft ladder, radiator, doors to.

Bedroom Two

12' 10" x 11' 5" max (3.91m x 3.48m)
Skylight window to rear aspect, storage cupboard, radiator.

Bedroom Three

12' 10" x 7' 0" plus door and window recess (3.91m x 2.13m)
Window to front aspect, overstairs storage cupboard, double radiator.

Bathroom

White suite comprising panelled bath, low flush W.C., pedestal hand wash basin, towel radiator, tiled splash back, electric shaver point, extractor vent, obscure glazed window to side aspect.

Outside

Rear - 'L' shaped garden, mainly laid to lawn, row of paving slabs, shed, enclosed by feather board fencing, gated pedestrian access.

Front - Small garden with shrubs, block paving providing off road parking for two vehicles, EV charge point (may be removed by vendor subject to negotiation)

N.B

We understand an estate charge circa £300.00 per annum is payable. This should be confirmed by a legal representative before entering into a commitment to purchase.

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.