



Total area: approx. 71.7 sq. metres (771.5 sq. feet)

Total area: approx. 28.2 sq. metres (303.8 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.

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.

Vicarage Farm Road Wellingborough NN8 5BY

Freehold Price £300,000

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



Situated just off Hardwick Road is this three bedroomed detached property which unusually offers a 30ft garage. The property benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted kitchen with built in kitchen appliances and a refitted bathroom suite. The garage measures 30ft x 10ft and is currently separated in two sections by partitions which can be removed to provide one open space. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, bathroom, gardens to front and rear and garage.

Enter via part obscure glazed entrance door with windows either side to.

Entrance Hall

Double radiator, ceramic tiled floor, coving to ceiling, stairs to first floor landing, cupboard housing plumbing for washing machine, doors to.

Cloakroom

White suite comprising low flush W.C., wall mounted wash basin with tiled splash areas, ceramic tiled floor, electric extractor vent.

Lounge

15' 9" x 10' 11" (4.8m x 3.33m)

Window to front aspect, fireplace with wooden surround and coal effect electric fire fitted, double radiator, T.V. point, telephone point, coving to ceiling.

Kitchen/Dining Room

15' 8" x 12' 0" (4.78m x 3.66m) (This measurement includes area occupied by the kitchen units)

Refitted white units with quartz worksurfaces and splash backs comprising sink unit with mixer tap, built in electric oven with microwave over, gas hob with extractor hood over, integrated dishwasher, space for American style fridge/freezer, porcelain tiled floor, inset ceiling lights, window and French doors to rear.

First Floor Landing

Obscure window to side aspect, coving to ceiling, access to loft area which is part boarded with ladder and gas fired combination boiler serving central heating and domestic hot water, doors to.

Bedroom One

15' 10" x 12' 1" (4.83m x 3.68m)

Two windows to front aspect, two double radiators, T.V. point.

Bedroom Two

11' 2" x 9' 2" widening to 11' 4" into door recess (3.4m x 2.79m)

Window to rear aspect, double radiator, T.V. point, built in wardrobe/cupboard.

Bedroom Three

11' 4" x 7' 1" (3.45m x 2.16m)

Window to rear aspect, double radiator.

Bathroom

Refitted contemporary white suite comprising panelled bath with shower fitted over, wall mounted wash basin, low flush W.C., tiled splash areas, inset ceiling lights, linen cupboard, obscure window to side aspect.

Outside

Front - Mainly laid to block paving with concrete driveway running along side of property with courtesy light.

Rear Garden - Timber shelter gazebo with wooden deck floor with lights, side curtains, leading to main garden of artificial grass, wooden fence.

Garage

30' 0" x 10' 0" (9.14m x 3.05m)

Currently divided into two sections by partitions but can be removed to create one open space. Power and light from separate consumer unit, laminate floor, inset ceiling lights, double wooden doors with light over to front section (21' 0" x 10' 0") with window to side aspect, part glazed door to side, door to rear section (10' 0" x 9' 0") window to side aspect, could be used as an office.

Energy Performance Rating

This property has an energy rating of TBC. 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.

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.

