



Total area: approx. 75.3 sq. metres (810.2 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.

Milton Avenue Wellingborough NN8 3RD
Freehold Price £269,500

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 three bedroom semi detached bungalow which benefits from uPVC double glazed windows and doors and gas radiator central heating. The property further offers the addition of a 10ft uPVC conservatory, a south-easterly facing rear garden which measures approx. 79ft in length x 37ft in width, a 50ft approx. block paved driveway with carport and a single garage. The accommodation briefly comprises entrance porch, entrance hall, lounge, kitchen/breakfast room, three bedrooms, bathroom, gardens to front and rear and a single garage.

Enter via glazed uPVC double door to.

Entrance Porch

Part obscure glazed door to.

Entrance Hall

Access to loft space with fitted ladder, part boarded, light and housing gas fired combination boiler serving domestic hot water and central heating, storage cupboard, wood flooring, radiator, telephone point, coving to ceiling, doors to.

Lounge

13' 11" x 11' 5" max into chimney breast recess (4.24m x 3.48m)

Coal effect gas fire with marble fascia and hearth and wooden surround, T.V. point, radiator, dado rail, patio doors to.

Conservatory

10' 0" x 8' 2" (3.05m x 2.49m)

uPVC construction, power and light, radiator, glazed uPVC door to rear garden.

Kitchen/Breakfast Room

13' 0" x 8' 5" (3.96m x 2.57m) (This measurement includes the area occupied by the kitchen units)

Comprising ceramic one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces, gas cooker point, extractor fan, plumbing for washing machine, space for fridge/freezer, tiled splash back, radiator, window to front and side aspect, part obscure glazed uPVC door to side, coving to ceiling.

Bedroom One

11' 8" max beyond wardrobes x 9' 11" (3.56m x 3.02m)

Window to front aspect, fitted wardrobes, bedside tables and top boxes, double radiator, coving to ceiling.

Bedroom Two

10' 11" x 9' 8" (3.33m x 2.95m)

Window to front aspect, vanity sink with cupboards under, over and to side, double radiator, coving to ceiling.

Bedroom Three

8' 5" max x 7' 0" (2.57m x 2.13m)

Window to side aspect, fitted storage, radiator, wood flooring, coving to ceiling.

Bathroom

White suite comprising panelled bath with thermostatic shower over, low flush W.C., wash hand basin with vanity cupboard under, part tiled walls, wood flooring, radiator, coving to ceiling, obscure glazed window to rear aspect.

Outside

Rear - south-easterly facing measuring approx. 79ft in length x 37ft in width, slightly tiered garden, mainly laid to lawn, decking veranda, various plants, shrubs and trees, hedging, wooden shed, paving, patio with a mix of crazy paving and flag stones, bench with wooden pergola over, panel fencing, door to garage, gated pedestrian access to front.

Front - Laid to gravel with plants, small tree, decorative edging, enclosed by low level brick wall, block paved path and block paved driveway measuring approx. 50ft in length providing off road parking for two/three vehicles with car port part over and leading to.

Garage - Electric metal up and over door, power and light, door to rear garden.

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 B (£1,588.87 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.

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.

