



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.



**Shelley Road Wellingborough NN8 3EN**  
**Freehold Price £199,950**

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 estateagents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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**Offered in good condition is this three bedroom terrace which is situated local to most amenities and benefits from uPVC double glazed doors and windows, a refitted 'L' shaped 16ft x 12ft kitchen/dining room with built in appliances, gas radiator central heating and a refitted shower room. This ideally would suit a first time buyer or investor. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, three bedrooms, bathroom, separate W.C and gardens to front and rear.**

Enter via entrance door to.

#### **Entrance Hall**

Radiator, built in storage cupboard, tiled floor, stairs to first floor landing, through to.

#### **Lounge**

16' 7" max x 10' 11" max (5.05m x 3.33m)

Window to front aspect, French doors with windows either side to rear garden, radiator, T.V. point, telephone point, wood effect laminate floor.

#### **Kitchen/Dining Room**

16' 6" max x 12' 6" max. 'L' shaped overall measurement (5.03m x 3.81m) (This measurement includes area occupied by the kitchen units)

#### **Kitchen**

Comprising single drainer sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, built in electric oven and hob, plumbing for washing machine, window to front aspect, space for fridge/freezer and tumble dryer, tiled floor.

#### **Dining Room**

uPVC double glazed doors to rear garden, radiator, tiled floor.

#### **First Floor Landing**

Window to front aspect, cupboard housing gas fired boiler serving central heating and domestic hot water, access to loft space, doors to.

#### **Bedroom One**

11' 5" x 10' 7" (3.48m x 3.23m)

Window to rear aspect, radiator.

#### **Bedroom Two**

10' 8" max x 6' 0" (3.25m x 1.83m)

Window to rear aspect, radiator, built in wardrobe.



#### **Bedroom Three**

10' 8" x 6' 0" (3.25m x 1.83m)

Window to rear aspect, radiator.

#### **Shower Room**

Refitted to comprise double tiled shower enclosure, wash hand basin in vanity unit, obscure glazed window to front aspect, towel rail, tiled floor, down lighter.

#### **Separate W.C.**

White low flush W.C., obscure window to front aspect.

#### **Outside**

Rear - Patio, wooden decking area, artificial grass, paved area to the rear running width of property with shed, panel fencing.

Front - Paving, open canopy porch, tap, brick built store, new picket wooden fencing.

#### **Conveyancing**

#### **Energy Performance Rating**

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

#### **Council Tax**

We understand the council tax is band A (£1,428 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](http://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.**

