



Eastfield Road Wellingborough NN8 1QX
Freehold Price £280,000

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 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.

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 within walking distance to the railway station giving access to London St. Pancras within the hour is this three bedroom detached with accommodation spread over three floors. Built circa 2013 and extended in 2021, this property benefits from a 24ft max x 11ft max open plan kitchen/dining room, a 14ft x 11ft lounge, uPVC double glazing, gas radiator central heating, an ensuite bathroom to the master bedroom and off road parking for two vehicles. The accommodation briefly comprises entrance hall, utility/cloakroom, kitchen/dining room, lounge, master bedroom with ensuite bathroom room, two further bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via entrance door.

Entrance Hall

Wooden floor, stairs to first floor landing, understairs storage cupboard, radiator.

Utility/Cloakroom

Comprising sink unit with work surfaces, plumbing for washing machine, space for tumble dryer, low flush W.C., extractor fan, radiator, wooden floor.

Kitchen/Dining Room

24' 0" max x 15' 5" max narrowing to 8' 7" (7.32m x 4.7m)
Open plan - Comprising sink unit with cupboards under, range of base and eye level units providing quartz worksurfaces, gas cooker point, built in microwave, space for fridge/freezer, integrated dishwasher, bay window to front aspect, extractor fan, down lights to ceiling, radiator, tiled floor, through to.

Lounge

14' 10" max x 11' 8" max (4.52m x 3.56m)

Bi folding doors to rear garden, two vertical radiators, laminate floor, two sky lights, downlights to ceiling, T.V. point.

First Floor Landing

Window to front aspect, built in cloaks cupboard.

Bedroom Two

11' 4" plus wardrobe recess area x 8' 10" max (3.45m x 2.69m)
Window to rear aspect, radiator.

Bedroom Three

10' 6" max x 8' 10" max (3.2m x 2.69m)

Box bay window to front aspect, radiator, built in cupboard with clothes hanging rail, downlights to ceiling.

Bathroom

Comprising 'P' shaped bath with shower over, wash hand basin, low flush W.C., obscure glazed window to rear aspect, downlights to ceiling, towel rail, extractor fan, tiled floor.

Second Floor Landing

Door to.

Bedroom One

14' 9" max x 9' 4" max (4.5m x 2.84m)

Two skylight windows to rear aspect, access to loft space, built in eaves space, radiator, built in wardrobes, sloping ceilings, restricted headroom, door to.

Ensuite Bathroom

Comprising panelled bath with shower attachment, low flush W.C., wash hand basin, extractor fan, sloping ceiling, restricted headroom.

Outside

Front - Block paved off road parking for two vehicles.

Rear - Wooden decking, patio area, lawn, wooden shed, power socket, enclosed panelled fencing, shared access.

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 D (£2,142 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

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.

