



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.



**Gisburne Road Wellingborough NN8 4EE**  
**Freehold Price £225,000**

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  
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**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
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**Situated just off Gold Street and backing onto Eastfield Park is this mature bay fronted three bedroom semi detached property which has been extended to provide a 15ft kitchen/breakfast room which widens to 22ft and further offers a 24ft lounge/dining room and a 14ft brick and uPVC conservatory. The property further benefits from double glazing, gas radiator central heating and built in kitchen appliances. The accommodation briefly comprises entrance porch, hallway, lounge/dining room, kitchen/breakfast room, conservatory, three bedrooms, bathroom and gardens to front and rear.**

Enter via glazed double doors to.

#### **Entrance Porch**

Tiled floor, window to front aspect, door to.

#### **Hallway**

Open plan, stairs to first floor landing, understairs storage cupboard, window to side aspect, wood effect laminate floor, opening to kitchen, opening to dining area, through to.

#### **Lounge/Dining Room**

24' 7" plus bay x 10' 10" max into chimney breast recess (7.49m x 3.3m)

Bay window to front aspect, wood effect laminate floor, T.V. point, telephone point, radiator, mock ceiling beams, wall mounted electric fire, patio doors to.

#### **Kitchen/Breakfast Room**

15' 10" x 11' 2" widening to 22' 2" (4.83m x 3.4m)(This measurement includes the areas occupied by the kitchen units)

Comprising stainless steel single drainer sink unit with cupboards under, built in electric oven and gas hob with extractor fan over, plumbing for washing machine, plumbing for dishwasher, space for further appliance, space for fridge/freezer, cupboard housing gas fired boiler serving central heating and domestic hot water, two radiators, tiled floor, mock ceiling beams, double doors through to.

#### **Conservatory**

14' 4" x 9' 10" (4.37m x 3m)

Of brick and uPVC construction, power and light, tiled floor, double doors to rear garden.

#### **First Floor Landing**

Access to loft space, window to side aspect, doors to.

#### **Bedroom One**

11' 11" x 10' 11" into chimney breast recess (3.63m x 3.33m)

Window to front aspect, radiator.

#### **Bedroom Two**

12' 2" x 9' 5" max into chimney breast recess (3.71m x 2.87m)

Window to rear aspect, radiator, coving to ceiling.

#### **Bedroom Three**

9' 0" x 7' 6" (2.74m x 2.29m)

Window to rear aspect, radiator, wood effect laminate floor, coving to ceiling.

#### **Bathroom**

White suite comprising panelled bath, low flush W.C., pedestal hand wash basin, tiled splash back, double radiator, obscure glazed window to front aspect.

#### **Outside**

Front - Brick retaining wall, decorative stones.

Rear - Backing onto Eastfield Park, patio, gravel, raised flower bed with stone retaining wall, path, gated pedestrian access to front, enclosed by wooden fencing.

#### **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 (£1,510 per annum. Charges for 2022/2023).

#### **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](http://www.richardjames.net)

#### **Mortgages**

We are able to offer our clients mortgage advice through our association with Crystal Financial Services. 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.**

