



**Hatton Park Road Wellingborough NN8 5BA**  
**Freehold Price £270,000**

**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



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.

**Situated in one of Wellingborough's most prestigious locations is this vacant bay fronted three bedroom semi detached which has been extended to provide a 21ft kitchen/breakfast room. The property benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances, original stripped internal doors, an open fireplace to the lounge, refitted shower room and further offers a 24ft lounge/dining room. The accommodation briefly comprises porch, entrance hall, lounge/dining room, kitchen/breakfast room, three bedrooms, shower room and gardens to front and rear.**

Enter via glazed uPVC door to

#### **Porch**

Window to front and side aspect, tiled floor, part glazed door to.

#### **Entrance Hall**

Stairs to first floor landing, radiator, understairs storage cupboard, tiled floor, coving to ceiling, doors to.

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

24' 6" plus bay x 11' 11" max into chimney breast recess (7.47m x 3.63m) Overall Measurement.

#### **Lounge Area**

11' 11" max into chimney breast recess x 10' 10" plus bay (3.63m x 3.3m)

Bay window to front aspect, open fireplace with tiled fascia and wooden surround, T.V. point, radiator, exposed floor boards, wall light points, coving to ceiling.

#### **Dining Area**

13' 2" x 10' 11" max into chimney breast recess (4.01m x 3.33m)

Glazed uPVC French doors with windows either side to rear garden, feature fire place, radiator, exposed floor boards, coving to ceiling.

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

21' 8" x 8' 7" narrowing to 6' 11" (6.6m x 2.62m) (This measurement includes area occupied by the kitchen units)

Comprising stainless steel round bowl single drainer sink unit with cupboards under, base level units providing work surfaces, built in electric oven and gas hob with extractor hood over, plumbing for washing machine, space for under counter appliance, cupboard housing wall mounted gas fired combination boiler serving domestic hot water and central heating, tiled splash back, tiled floor, radiator, coving to ceiling, window to side aspect, glazed uPVC French doors to rear garden.

#### **First Floor Landing**

Window to side aspect, access to loft space, coving to ceiling, doors to.

#### **Bedroom One**

13' 9" max into bay x 12' 0" max into chimney breast recess (4.19m x 3.66m)

Bay window to front aspect, radiator, fitted shelves to one half of chimney breast recess, T.V. point, exposed floor boards.

#### **Bedroom Two**

13' 2" x 11' 0" max into chimney breast recess (4.01m x 3.35m)

Window to rear aspect, double radiator, cupboard fitted into one half of chimney breast recess.

#### **Bedroom Three**

7' 7" widening to 10' 1" x 6' 11" (2.31m x 2.11m)

Window to rear aspect, radiator, cupboard with radiator.

#### **Shower Room**

White suite comprising walk in shower, low flush W.C., pedestal hand wash basin, tiled walls, towel radiator, obscure glazed window to front aspect.

#### **Outside**

Rear - Mainly laid to lawn, shrubs, tree, concrete path, patio, paving, enclosed by brick wall and panel fencing, gated pedestrian access to front.

Front - Laid to lawn, shrubs, concrete path, enclosed by low level fence.

#### **Energy Performance Rating**

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

#### **Council Tax**

We understand the council tax is band C (£1,904 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.**

