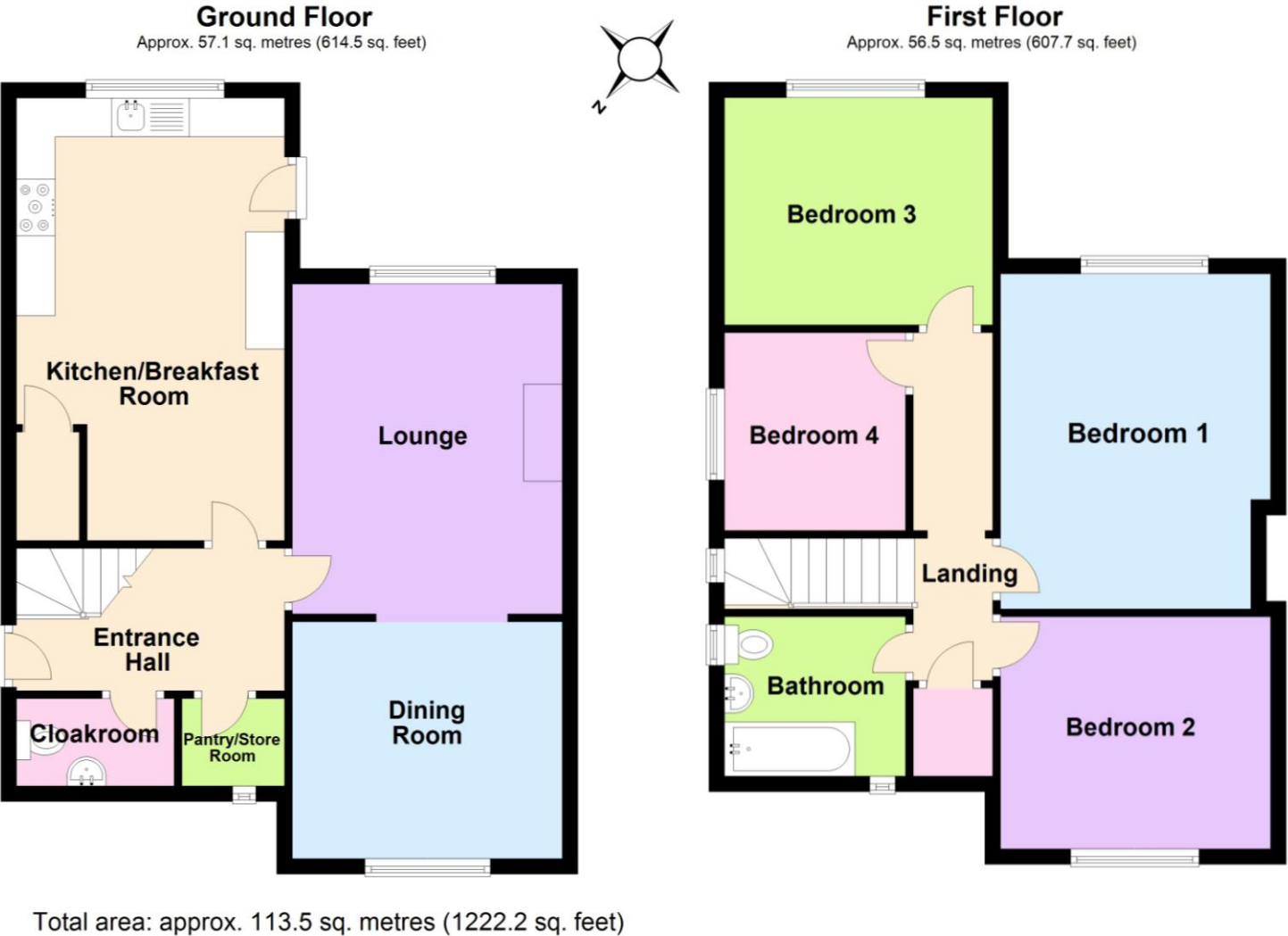


5 Swanspool Parade Wellingborough

richard james

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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 surveyor's 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.

5 Swanspool Parade Wellingborough NN8 2BZ Freehold Price £315,000

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



Situated within minutes walk to the town centre and overlooking tennis courts and Swanspool gardens is this rarely available extended semi-detached house which is offered with no chain. The property benefits from an 18ft x 10ft kitchen/ breakfast room with built in kitchen appliances, a refitted bathroom, uPVC double glazed windows and replacement doors and gas radiator central heating. The property also offers a cloakroom, 14ft lounge, 11ft dining room, off road parking and a 67ft x 31ft south/east facing rear garden. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/ breakfast room, first floor landing, four bedrooms, bathroom and a front and rear garden.

Enter via replaced door.

Entrance Hall

Stairs to first floor landing, double radiator, doors to.

Cloakroom

Low flush W.C, wash hand basin, obscure window to side aspect, radiator, tiled floor, door to.

Pantry/Store Room

4' 1" x 3' 9" (1.24m x 1.14m)

Obscure glazed to front aspect.

Lounge

14' 0" max x 11' 5" max (4.27m x 3.48m)

Window to rear aspect, radiator, tiled fireplace with electric fire, T.V point, built in cupboards and drawers with shelving to chimney breast recess, through to.

Dining Room

11' 6" max x 9' 10" max (3.51m x 3m)

Window to front aspect, gas fire

Kitchen/Breakfast Room

18' 8" max x 10' 8" max (5.69m x 3.25m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric double oven and fire ring gas hob, plumbing for washing machine, window to rear aspect, uPVC door to rear garden, double radiator, built in cupboard.

First Floor Landing

Access to loft space, airing cupboard housing gas fired boiler serving central heating and domestic hot water, obscure glazed window to side aspect, doors to.

Bedroom One

14' 1" max x 11' 5" max (4.29m x 3.48m)

Window to rear aspect, radiator.

Bedroom Two

11' 6" max x 10' 1" max (3.51m x 3.07m)

Window to front aspect, radiator.

Bedroom Three

10' 9" max x 9' 7" max (3.28m x 2.92m)

Window to rear aspect, radiator.

Bedroom Four

8' 4" x 7' 10" (2.54m x 2.39m)

Window to side aspect, radiator.

Bathroom

Comprises panelled bath with shower over, low flush W.C, wash hand basin, obscure glazed windows to side and front aspect, radiator.

Outside

Front - Hedging, retaining wall, driveway providing off road parking.

Rear - 76ft in length x 31ft in width and south/east facing, patio, mainly laid to lawn, various shrubs, plants and flowers, wooden shed, pedestrian access to front, enclosed by wooden fence.

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 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

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.

