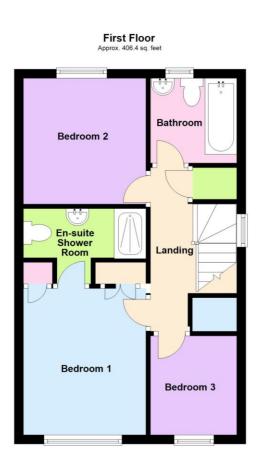
Aldsworth Close Wellingborough

richard james

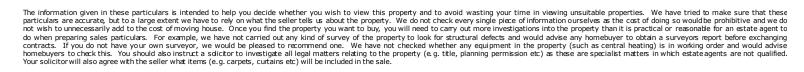
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Total area: approx. 914.8 sq. feet













Aldsworth Close Wellingborough NN8 2NN Freehold Price £240,000

Wellingborough Office 27 Sheep Street Wellingborough Northants NN8 1BS 01933 224400

Irthling borough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480





Situated in a cul de sac in the popular residential area of Wilby Way is this vacant three bedroom semi detached which benefits from built in kitchen appliances, an ensuite shower room to the master bedroom, gas radiator central heating and a single garage to the rear. The property further offers a cloakroom, separate dining room, uPVC Victorian style conservatory and newly laid carpets. The accommodation briefly comprises entrance hall, lounge, dining room, cloakroom, kitchen, conservatory, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via entrance door.

Entrance Hall

Stairs to first floor landing, window to side aspect, radiator, door

13' 7" max x 12' 3" max (4.14m x 3.73m)

Window to front aspect, radiator, feature fireplace with electric coal effect fire, T.V. point, laminate flooring, door to.

Dining Room

11' 11" max x 7' 9" max (3.63m x 2.36m)

Radiator, understairs storage cupboard, laminate flooring, uPVC door to conservatory, doors to.

Comprising low flush W.C., wash hand basin, radiator, extractor

8' 7" x 7' 5" (2.62m x 2.26m) (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 oven and gas hob with extractor fan over, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, window to rear aspect, gas fired boiler serving central heating and domestic hot water.

Conservatory

12' 6" max x 8' 10" max (3.81m x 2.69m)

uPVC Victorian style, sliding patio door to rear garden, laminate

First Floor Landing

Window to side aspect, airing cupboard housing hot water cylinder, doors to.

Bedroom One

Window to front aspect, radiator, double built in wardrobe with clothes hanging rail, further wardrobe with clothes rail, door to.

Ensuite Shower Room

Comprising double tiled shower enclosure, low flush W.C., wash hand basin, extractor fan, radiator.

Bedroom Two

9' 1" x 9' 0" (2.77m x 2.74m) Window to rear aspect, radiator.

Bedroom Three

7' 1" max x 6' 2" max (2.16m x 1.88m)

Window to front aspect, radiator.

Comprising panelled bath with shower curtain, low flush W.C., wash basin, obscure glazed window to rear aspect, radiator, extractor fan.

Outside

Front - Stoned area with small shrubs.

Garage - Up and over door, power and light connected.

Rear - Laid to lawn, enclosed by panelled fencing, pedestrian gated access to garage, water tap.

10' 6" x 9' 0" (3.2m x 2.74m)

Energy Performance Rating

are obtained using a wide-angle lens.

Charges for 2024/2025).

Agents Note

Conveyancing

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.

This property has an energy rating of D. The full Energy

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

Please be aware that some photographs used in our particulars

We are able to offer a free quotation for your conveyancing from

Performance Certificate is available upon request.

a panel of local solicitors or licensed conveyancers.

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 dients 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

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.**













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