



Total area: approx. 98.0 sq. metres (1055.1 sq. feet)



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.

## Broadway Wellingborough NN8 2DA

### Freehold Price £298,000

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 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.

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**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
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**Facing Swanspool Gardens and being local to schools and within a short walk of the town centre is this mature bay fronted three bedroom semi detached house that benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted kitchen with range style cooker and a refitted bathroom suite. The property offers a rear garden of 112ft in length, a 40ft driveway and a uPVC conservatory. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, conservatory, three bedrooms, bathroom, gardens to front and rear and a garage.**

Enter via part obscure glazed entrance door to.

#### Entrance Hall

Radiator, window to rear aspect, wood effect floor, coving to ceiling, stairs to first floor landing, doors to.

#### Lounge/Dining Room

##### Lounge Area

14' 7" into chimney breast recess x 13' 9" into bay (4.44m x 4.19m)

Bay window to front aspect, radiator, white fire surround with pebble effect fire fitted, T.V. point, coving to ceiling.

##### Dining Area

11' 0" x 9' 8" into chimney breast recess (3.35m x 2.95m)

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

#### Kitchen

15' 2" x 9' 2" narrowing to 6' 2" (4.62m x 2.79m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing wood block work surfaces, stainless steel splash backs, freestanding range style duel fuel cooker with extractor hood over, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, radiator, tiled floor, two windows to rear aspect, glazed door to.

#### Conservatory

12' 0" x 9' 0" (3.66m x 2.74m)

Power points, tap, wood effect floor, glazed with French doors to rear garden.

#### First Floor Landing

Window to rear aspect, access to loft space, doors to.

#### Bedroom One

11' 6" x 11' 0" into chimney breast recess (3.51m x 3.35m)

Window to front aspect, radiator, coving to ceiling.



#### Bedroom Two

11' 5" beyond wardrobe x 10' 0" (3.48m x 3.05m)

Window to front aspect, radiator, wood effect laminate floor, built in mirror fronted wardrobe, coving to ceiling.

#### Bedroom Three

9' 2" max x 8' 1" max (2.79m x 2.46m)

Window to rear aspect, radiator, coving to ceiling, cupboard housing gas fired combination boiler serving central heating and domestic hot water.

#### Bathroom

Refitted white suite comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C., aqua board splash surrounds, radiator, wood effect floor, obscure glazed window to rear aspect.

#### Outside

Rear garden - 112ft in length from rear of conservatory, patio, lawn, shrubs, trees, plants, slate chippings, metal store/shed, wood shed, wooden fence, gated access to front.

Front - Mainly laid to slate chippings, palms, driveway of 40ft in length to.

Garage - Double opening wooden doors, sectional construction.



#### 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](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.**

