



Total area: approx. 108.3 sq. metres (1165.5 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.

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.

Fowey Close Wellingborough NN8 5WW

Freehold Price £310,000

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 at the end of a shared driveway is this four bedroom detached property which benefits from uPVC double glazed windows and door, gas radiator central heating, a refitted kitchen with built in appliances, a refitted four piece bathroom and replacement oak internal doors to the first floor. The property further offers a cloakroom, separate reception rooms, a utility room, off road parking for three/four vehicles, a garage and a west facing rear garden. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, four bedrooms, bathroom, gardens to front and rear and a garage.

Enter via uPVC door with obscure glazed insert to.

Entrance Hall

Stairs to first floor landing, laminate floor, radiator, understairs storage cupboard, door to kitchen, doors to.

Cloakroom

White suite comprising low flush W.C., wall mounted hand wash basin, tiled walls, tiled floor, radiator, obscure glazed window to front aspect.

Lounge

15' 11" plus bay x 11' 11" (4.85m x 3.63m)

Box bay window to front aspect, log effect electric fire with brick fascia, tiled hearth and wooden mantle over, T.V. point, telephone point, through to.

Dining Room

9' 11" x 9' 1" (3.02m x 2.77m)

uPVC French doors to rear garden, laminate floor, radiator.

Kitchen

9' 11" x 8' 2" (3.02m x 2.49m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and hob with extractor hood over, integrated slimline dishwasher, brick effect tiled splash back, cupboard housing gas fired boiler serving domestic hot water and central heating, double radiator, window to rear aspect, through to.

Utility Room

11' 10" x 7' 7" (3.61m x 2.31m)

Plumbing for washing machine, space for fridge/freezer, work surface, double radiator, door to garage, obscure glazed window to side aspect, window to rear aspect, part obscure glazed uPVC door to rear garden.

First Floor Landing

Obscure glazed window to side aspect, access to loft space, doors to.

Bedroom One

10' 10" x 10' 3" (3.3m x 3.12m)

Window to rear aspect, freestanding sliding door wardrobes, laminate floor, radiator.

Bedroom Two

10' 3" x 9' 1" (3.12m x 2.77m)

Window with additional secondary uPVC glazing to front aspect, laminate floor, radiator.

Bedroom Three

10' 3" into recess x 7' 3" (3.12m x 2.21m)

Window to rear aspect, laminate floor, radiator.

Bedroom Four

9' 1" into door recess narrowing to 7' 1" x 7' 2" (2.77m x 2.18m)

Window to front aspect, laminate floor, radiator.

Bathroom

Refitted to comprise tiled shower cubicle, panelled bath, concealed flush W.C., wash hand basin with vanity drawers under, tiled walls and floor, heated towel rail, obscure glazed window to side aspect.

Outside

Rear - Wooden decking spanning width of property, laid to lawn, steps down to gravel, wooden shed, borders with small conifers, enclosed by fencing and brick wall, outside tap, gated pedestrian access to front.

Front - Block paved driveway providing off road parking for three/four vehicles, hedge, brick wall, outside tap.

Garage - Metal up and over door, storage to eaves space, power and light connected, door to utility room.

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 D (£2,142 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.

