



Total area: approx. 89.5 sq. metres (963.4 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.



## Naseby Close Wellingborough NN8 5XB

### Freehold Price £275,000

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 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.

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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 off Barnwell Road local to the Redwell schools, leisure centre and shops is this three bedroom detached which benefits from uPVC double glazing, gas radiator central heating and a refitted bathroom with separate W.C. The property further offers off road parking for three vehicles leading to a single garage and a private south facing rear garden. The property briefly comprises entrance hall, dining room, lounge, kitchen, three bedrooms, bathroom, gardens to front and rear and a single garage.**

Enter via uPVC entrance door

#### **Entrance Hall**

Through to.

#### **Dining Room**

11' 9" max x 9' 9" max (3.58m x 2.97m)

Window to front aspect, radiator, stairs to first floor landing with understairs cupboard, door to.

#### **Lounge**

18' 0" max x 9' 11" max (5.49m x 3.02m)

Window to front aspect, radiator, log effect electric fire, patio door to rear garden, radiator.

#### **Kitchen**

11' 9" max x 7' 9" max (3.58m x 2.36m) (This measurement includes the area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, freestanding electric cooker, plumbing for washing machine, space for fridge/freezer, window to rear aspect, uPVC door to side aspect, wall mounted gas fired boiler serving central heating and domestic hot water.

#### **First Floor Landing**

Airing cupboard housing hot water cylinder, radiator, door to.

#### **Bedroom One**

11' 8" max x 8' 7" plus recess area (3.56m x 2.62m)

Two windows to front aspect, radiator, laminate floor.

#### **Bedroom Two**

10' 0" max x 9' 8" plus door recess (3.05m x 2.95m)

Window to front aspect, radiator, laminate flooring.

#### **Bedroom Three**

8' 1" max x 6' 11" max (2.46m x 2.11m)

Window to rear aspect, radiator, built in wardrobe with clothes hanging rail.

#### **Bathroom**

Comprising panelled bath with jacuzzi and shower over, wash basin, obscure window to rear aspect, towel radiator, tiling to walls.

#### **Separate W.C.**

Comprising low flush W.C., wash basin, obscure window to rear aspect, towel radiator, laminate flooring, tiling to walls.

#### **Outside**

Front - Mainly laid to lawn, various shrubs, plants and trees, block paved driveway providing off road parking for at least three vehicles leading to.

Single garage - Electric up and over door, power and light connected, window to side aspect, eaves space.

Rear - Not overlooked and south facing, patio, mainly laid to lawn, various shrubs, plants and bushes, pedestrian gated access to side, water tap.

#### **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 C (£1,816 per annum. Charges for 2023/2024).

#### **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.

#### **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.**

