



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.

Warwick Road Wellingborough NN8 2LU

Freehold Price £270,000

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 local to shops and other amenities is this three bedroom semi detached property which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property further offers a 17ft kitchen/dining room, a 10ft brick and uPVC conservatory, a landscaped rear garden, off road parking for two/three vehicles situated behind gated access and a workshop/store which is a former garage that could be restored back to a garage. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, conservatory, three bedrooms, bathroom, gardens to front, side and rear and a former garage.

Enter via uPVC door with obscure glazed insert and obscure glazed side panel to.

Entrance Hall

Stairs to first floor landing, radiator, laminate floor, window to front aspect, understairs storage cupboard, obscure glazed doors to.

Lounge

11' 7" min x 11' 6" (3.53m x 3.51m)

Window to front aspect, wall light points, speakers inset into ceiling, radiator, coving to ceiling, through to.

Kitchen/Dining Room

17' 11" x 8' 8" (5.46m x 2.64m) (This measurement includes area occupied by the kitchen units)

Comprising 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 gas hob with extractor fan over, plumbing for washing machine, space for fridge/freezer, tiled splash back, laminate floor, double radiator, storage cupboard housing gas fired combination boiler serving domestic hot water and central heating, coving to ceiling, glazed uPVC doors to.

Conservatory

10' 4" x 8' 7" (3.15m x 2.62m)

Of brick and uPVC construction, French doors to rear garden, power and light connected, vertical radiator.

First Floor Landing

Window to side aspect, storage cupboard, coving to ceiling, doors to.

Bedroom One

11' 7" x 11' 2" max beyond wardrobes (3.53m x 3.4m)

Window to rear aspect, double radiator, fitted wardrobes.

Bedroom Two

10' 9" x 8' 10" plus door recess (3.28m x 2.69m)

Window to front aspect, radiator, access to loft space, coving to ceiling.

Bedroom Three

8' 10" max x 7' 8" max (2.69m x 2.34m)

Window to front aspect, double radiator, coving to ceiling.

Bathroom

White suite comprising panelled bath with thermostatic shower over, low flush W.C., hand wash basin with vanity drawers, tiled walls, LVT flooring, towel radiator, coving to ceiling, obscure glazed window to side aspect.

Outside

Rear - Block paved patio and path, artificial lawn, gravel, decking with LED lighting, raised gravel flower beds retained by ship lapped timber panels with decking panels on top and LED lights, shed, outside tap, gated pedestrian access to front, timber screening, enclosed by panel and feather board fencing, steps down to former garage and concrete driveway providing off road parking for two/three vehicles, gated vehicular access, enclosed by feather board fencing.

Garage - Currently used as a workshop/store. Partially partitioned which can easily be removed, metal up and over door, power and light connected, door to driveway, window to side aspect.

Front and side - Mainly laid to slate chippings, retained by railway sleeper, concrete path, bush, small conifers, shrub, gated pedestrian access, enclosed by mid level wall.

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 B (£1,666 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.

