



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.

## Priory Road Wellingborough NN8 2JX

### Freehold Price £177,500

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.

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

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480





**A two bedroom semi detached property which requires some general updating yet benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property further offers a 16ft kitchen/dining room and a rear garden measuring approx. 61ft in length x 38ft at its widest point. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, two bedrooms, bathroom and gardens to front and rear.**

Enter via uPVC door with obscure glazed inserts to.

#### **Entrance Hall**

Stairs to first floor landing, tiled floor, radiator, door to.

#### **Lounge**

13' 7" plus bay x 13' 2" max into chimney breast recess (4.14m x 4.01m)

Bay window to front aspect, understairs storage cupboard, radiator, T.V. point, telephone point, picture rail, door to.

#### **Kitchen/Dining Room**

16' 3" x 8' 4" (4.95m x 2.54m) (This measurement includes area occupied by the kitchen units)

Comprising stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and gas hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, wall mounted gas fired combination boiler serving domestic hot water and central heating, tiled splash backs, laminate floor, coving to ceiling, two windows to rear aspect, part obscure glazed uPVC door to rear garden.

#### **First Floor Landing**

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

#### **Bedroom One**

13' 3" into chimney breast recess plus wardrobe recess x 10' 4" (4.04m x 3.15m)

Window to front aspect, radiator, fitted wardrobe.

#### **Bedroom Two**

11' 9" x 8' 9" max into chimney breast recess (3.58m x 2.67m)

Window to rear aspect, radiator.

#### **Bathroom**

White suite comprising panelled bath with mixer shower attachment, low flush W.C., pedestal hand wash basin, laminate floor, tiled splash back, radiator, obscure glazed window to rear aspect.

#### **Outside**

Rear - Approx. 61ft in length x 38ft in width at widest point, in need of cultivating, patio, mainly laid to lawn, enclosed by hedge and fencing, gated pedestrian access to front.

Front - Mainly laid to lawn.

#### **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 A (£1,428 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.**

