



Chalon Close Wellingborough NN8 4JN Freehold Price £270,000

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.

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74 High Street Rushden
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Situated local to shops is this three bedroom three storey semi-detached property which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property further offers a cloakroom, three double bedrooms with a dressing area and ensuite shower room to the mater and a garage. A viewing is highly recommended to appreciate the size of the bedrooms. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, master bedroom with dressing area and ensuite shower room. Two further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via composite door with obscure glazed inserts and top lighter to.

Entrance Hall

Stairs to first floor landing, radiator, laminate floor, cloaks cupboard, through to kitchen, doors to.

Cloakroom

White suite comprising low flush W.C, hand wash basin with vanity cupboard under, tiled splash backs, tiled floor, radiator, extractor vent, obscure glazed window to front aspect.

Lounge/Dining Room

16' 5" x 13' 4" narrowing to 9' 11" (5m x 4.06m)
uPVC French doors with windows either side to rear garden, laminate floor, double radiator, television point, telephone point, coving to ceiling.

Kitchen

12' 9" x 6' 2" (3.89m x 1.88m)(This measurement includes area occupied by the kitchen units)

One and a half bowl stainless steel single drainer sink unit with cupboards under, base and eye level units proving work surfaces, built in electric oven and gas hob, plumbing for washing machine, plumbing for dishwasher, stairs to first floor landing, tiled splash backs, tiled floor, radiator, window to front aspect.

First Floor Landing

Stairs to second floor landing, radiator, doors to.

Bedroom Two

13' 4" x 11' 6" narrowing to 9' 10"(4.06m x 3.51m)
Window to front aspect, radiator.

Bedroom Three

13' 4" x 11' 0" narrowing to 9' 4"(4.06m x 3.35m)
Two windows to front aspect, radiator.

Bathroom

White suite comprising panelled bath with shower over, concealed low flush W.C and hand wash basin set in vanity unit, tiled splash backs, tiled floor, extractor vent.

Second Floor Landing

Door to.

Bedroom One

12' 7" plus window recess x 9' 8" widening to 13' 3"(3.84m x 2.95m)

Window to front aspect, airing cupboard housing hot water cylinder and immersion heater, access to eaves space, double radiator, through to.

Dressing Room

10' 4" x 4' 5" up to wardrobes (3.15m x 1.35m)

Sky light window to rear aspect, access to loft space, fitted wall to wall wardrobes, door to.

Ensuite Shower Room

White suite comprising tiled shower cubicle, low flush W.C, hand wash basin with vanity cupboards under, tiled splash back, tiled floor, storage cupboard, towel radiator, extractor vent, sky light window to rear aspect.

Outside

Rear - Patio, mainly laid to lawn, further patio, enclose by feather board fencing.

Front - Laid to lawn, drive leading to.

Garage - metal up and over door, power and light, storage to eaves space, door to garden.

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band C (£1,903.72 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.

