



Alexandra Road Wellingborough NN8 1EH
Freehold Price £210,000

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28 High Street Irthlingborough
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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.

A vacant three bedroom bay fronted mid Terrance house which benefits from uPVC double glazed doors and windows, a refitted kitchen with built in appliances, a downstairs wet room with bath, gas radiator central heating and an upstairs shower room. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, wet room with bath, three bedrooms, shower room and gardens to front and rear.

Enter via uPVC entrance door

Entrance Hall

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

Lounge/Dining Room

25' 11" into bay x 11' 4" max (7.9m x 3.45m)
(overall measurement)

Lounge Area

Bay window to front aspect, radiator, television point.

Dining area

Window to rear aspect, double radiator, door to.

Kitchen

13' 4" x 8' 8" (4.06m x 2.64m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and gas hob with extractor fan over, space for fridge/freezer, space for washing machine, wall mounted gas fired boiler serving central heating and domestic hot water, uPVC door and window to side aspect, tiled floor, radiator, door to.

Wet Room with bath

White suite comprising panelled bath, low flush W.C, wash hand basin, wall mounted shower with curtain and rail, obscure glazed window to side aspect, radiator, extractor fan, tiling to walls.

First Floor Landing

Access to loft space, doors to.

Bedroom One

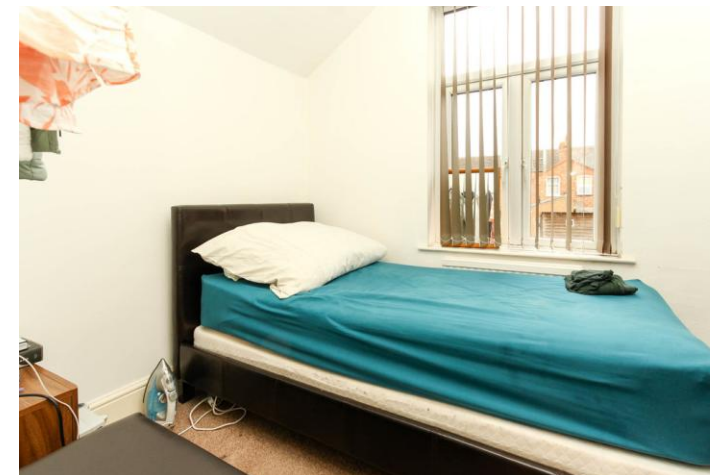
14' 3" max x 11' 6" max (4.34m x 3.51m)

Two windows to front aspect, double radiator, feature fireplace.

Bedroom Two

12' 0" max x 8' 8" max (3.66m x 2.64m)

Window to rear aspect, radiator, feature fireplace.



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 (£1,665.77 per annum. Charges for 2024/2025).

Agents Note

Please be aware that some photo

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.