



Total area: approx. 120.5 sq. metres (1297.5 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.

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.

## Talbot Road Wellingborough NN8 1QH

### Freehold Price "Offers in Excess of £250,000"

**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





**A vacant three storey four bedroom end terrace house with a study and ensuite bathroom which is situated a very short walk from the railway station. The property benefits from gas radiator central heating, uPVC double glazing and built in kitchen appliances. In 2019 the property passed a fire safety audit for HMO purposes. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen/breakfast room, master bedroom with ensuite bathroom, three further bedrooms, study, family bathroom, garden to front and rear and parking for two cars.**

Enter via part obscure glazed entrance door to.

#### Entrance Hall

Radiator, wood effect laminate floor, coving to ceiling, stairs to first floor landing, doors to.

#### Cloakroom

Comprising low flush W.C, pedestal hand wash basin with tiled splash backs, radiator, obscure glazed window to front aspect.

#### Lounge/Dining Room

14' 6" x 14' 6" (4.42m x 4.42m)

French doors with windows either side to rear garden, radiator, T.V point, telephone point, coving to ceiling, wood effect laminate floor, understairs storage cupboard.

#### Kitchen/Breakfast Room

16' 0" x 7' 5" (4.88m x 2.26m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl stainless steel single drainer sink with cupboards under, mixer tap, range of base and eye level units proving work surfaces, tiled splash areas, built in electric oven, gas hob with extractor hood over, integrated dishwasher, plumbing for washing machine, under cupboard lights, gas fired boiler serving central heating and domestic hot water, radiator, window to front aspect.

#### First Floor Landing

Built in storage cupboard, radiator, stairs to second floor landing, doors to.

#### Bedroom Two

12' 3" x 8' 10" (3.73m x 2.69m)

French doors to Juliet balcony, radiator, telephone point, built in wardrobes, coving to ceiling.

#### Bedroom Three

14' 6" x 8' 2" narrowing to 6' 6" (4.42m x 2.49m)

Two windows to front aspect, radiator, built in wardrobes, telephone point, coving to ceiling.



#### Bedroom Four

8' 6" x 5' 5" (2.59m x 1.65m)

Window to rear aspect, radiator.

#### Bathroom

White suite comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C, tiled splash areas, radiator, electric extractor vent, vanity light with shaver point.

#### Second Floor Landing

Doors to.

#### Bedroom One

17' 3" narrowing to 12' 5" x 11' 6" (5.26m x 3.51m) (part sloping ceiling)

Window to front aspect, radiator, telephone point, access to loft space, door to.

#### Ensuite Bathroom

White four piece suite comprising panelled bath, tiled quadrant shower enclosure, pedestal hand wash basin, low flush W.C, tiled splash areas, electric extractor vent, vanity light with shaver point, sky light window.

#### Study

7' 9" x 6' 4" (2.36m x 1.93m) (sloping ceiling)

Sky light window, radiator, eaves cupboard.

#### Outside

Rear - In need of cultivating, patio, wooden fence, gated pedestrian access to front via walkway.

Front - Foregarden of gravel, iron railings, gate, two parking spaces, courtesy light.

#### N.B.

The property has previously experienced structural movement caused by storm water escaping from a defective connection. This has now been rectified, a report and Certificate of Structural Adequacy is available on request.



#### 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 enter year).

#### 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.**

