



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 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.

Dulley Avenue Wellingborough NN8 2PR  
Freehold Price £220,000

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 well presented two bed roomed semi detached property which benefits from uPVC double glazing, gas radiator central heating, a refitted kitchen with freestanding appliances and a refitted bathroom suite. The property has solar panels which serve the hot water system and further offers two double bedrooms and off road parking for one vehicle behind wooden gates. A viewing is highly recommended. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, two bedrooms, bathroom, gardens to front and rear and off road parking.**

Enter via composite door with obscure glazed insert to.

#### Entrance Hall

Radiator, wood floor, window to side aspect, stairs to first floor landing with storage cupboard under, doors to.

#### Lounge/Dining Room

19' 8" x 10' 11" narrowing to 9' 7" (5.99m x 3.33m)

Window to front aspect, window to rear aspect, chimney with wooden fire surround and multi fuel burner fitted, T.V. point, telephone point, wall light points, laminate floor, coving to ceiling.

#### Kitchen

11' 6" x 7' 7" (3.51m x 2.31m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise one and a half bowl single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, freestanding electric cooker with double oven and extractor fan over, plumbing for washing machine, freestanding fridge/freezer, wooden floor, glazed uPVC stable door to rear garden.

#### First Floor Landing

Window to side aspect, access to loft space which houses gas fired boiler serving central heating and domestic hot water, light and boarding, doors to.

#### Bedroom One

14' 6" max x 9' 6" max (4.42m x 2.9m)

Window to front aspect, radiator, built in wardrobe with light, coving to ceiling.

#### Bedroom Two

10' 11" x 10' 1" (3.33m x 3.07m)

Window to rear aspect, radiator, airing cupboard housing hot water cylinder, coving to ceiling.

#### Bathroom

Refitted white suite comprising 'P' shaped shower bath with thermostatic shower over, pedestal hand wash basin, low flush W.C., tiled splash walls, chrome effect towel radiator, electric extractor vent, inset ceiling lights, coving to ceiling, wood effect laminate floor, obscure window to rear aspect.

#### Outside

Rear Garden - Wooden decking, lawn, two outside lights, metal shed/store with power and light, outside taps and light, two brick built storage barns with power and light to one and just light in the other, enclosed by brick wall and wooden fence, gated access to front.

Front - Hedge, steps, courtesy light, wooden pedestrian gate, double vehicular gates to gravel off road parking.

#### 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 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.**

