



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.

## Margaret Avenue Wellingborough NN8 2HD

### Freehold Price £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 mature three bedroom semi detached which benefits from uPVC double glazed doors and windows, a 16ft kitchen/breakfast room with built in appliances, a refitted bathroom and gas radiator central heating. The property further offers a 28ft lounge/dining room, utility room/office, off road parking and a south facing rear garden approx. 108ft in length. Viewing is highly recommended to appreciate the size of the accommodation. The accommodation briefly comprises entrance porch, entrance hall, lounge/dining room, kitchen/breakfast room, utility/study, three bedrooms, bathroom, gardens to front and rear and off road parking.**

Enter via uPVC entrance door.

#### **Entrance Porch**

Door to.

#### **Entrance Hall**

Stairs to first floor landing, window to side aspect, radiator, built in cupboard with shelving, door to.

#### **Lounge/Dining Room**

28' 8" into bay x 12' 1" (8.74m x 3.68m) Overall measurement  
Bay window to front aspect, old school radiator, window to rear aspect, radiator, T.V. point..

#### **Kitchen/Breakfast Room**

16' 10" max x 9' 5" max (5.13m x 2.87m) (This measurement includes area occupied by the kitchen units)  
Comprising single drainer stainless steel single sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric double oven and hob, plumbing for washing machine, plumbing for dishwasher, window to rear aspect, uPVC double doors to rear garden, radiator, tiled floor, understairs cupboard, door to.

#### **Utility/Office**

8' 8" max x 8' 7" max (2.64m x 2.62m)  
Window to front aspect, radiator, space for tumble dryer, space for American fridge/freezer, extractor fan.

#### **First Floor Landing**

Window to side aspect, built in cupboard housing gas fired boiler serving central heating and domestic hot water, access to loft space with ladder, door to.

#### **Bedroom One**

13' 0" max x 12' 1" max (3.96m x 3.68m)  
Window to rear aspect, radiator.

#### **Bedroom Two**

10' 11" max x 10' 5" max (3.33m x 3.18m)  
Window to front aspect, radiator.

#### **Bedroom Three**

8' 5" max x 7' 11" max (2.57m x 2.41m)  
Window to front aspect, radiator.

#### **Bathroom**

Comprising panelled bath with shower over, low flush W.C., wash basin, obscure glazed window to rear aspect, towel rail, tiling to floor and walls.

#### **Outside**

Front - Mainly laid to lawn, driveway providing off road parking.

Rear - Approx. 108ft in length and south facing. Patio area running width of property, steps to further patio and steps to lawn, various shrubs, plants and trees, enclosed by panelled fencing, pedestrian access to front via covered area.

#### **Energy Performance Rating**

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

#### **Council Tax**

We understand the council tax is band B (£1,666 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.**

