



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.

## Ridgeway Wellingborough NN8 4RY 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



**Offered with no chain is this superbly presented two bedroom semi-detached bungalow that has been extended to provide a dining room and offers a 65ft rear garden. The property benefits from uPVC double glazed doors and windows, uPVC soffit, fascia boards and guttering, gas radiator central heating, a refitted kitchen with built in appliances and a refitted shower room. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, two bedrooms, shower room, garden to front and rear and off road parking.**

Enter via part obscure glazed entrance door.

#### **Entrance Hall**

Radiator, built in cupboard, access to loft space with part boarding and light, gas fired boiler serving central heating and domestic hot water, wood effect laminate floor, doors to.

#### **Lounge**

14' 8" into bay x 10' 11" (4.47m x 3.33m)

Half bay window to front aspect, radiator, telephone point, wood effect laminate floor.

#### **Kitchen**

9' 5" x 7' 8" (2.87m x 2.34m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise coloured single drainer sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, gas hob with extractor hood over, plumbing for washing machine, window to side aspect, inset ceiling lights, through to.

#### **Dining Room**

9' 8" x 8' 8" (2.95m x 2.64m)

Window to rear aspect, radiator, grey wood grain effect laminate floor, part obscure glazed door to garden.

#### **Bedroom One**

12' 2" x 10' 11" (3.71m x 3.33m)

Window to rear aspect, radiator, fitted wardrobes, wood effect laminate floor.

#### **Bedroom Two**

9' 4" x 7' 1" (2.84m x 2.16m)

Window to front aspect, radiator, wood effect laminate floor

#### **Shower Room**

Refitted white suite comprising quadrant shower enclosure, low flush W.C with concealed cistern and inset wash basin with vanity cupboard under, chrome effect towel radiator, tiled walls, inset ceiling lights, grey wood grain effect floor, obscure glazed window to side aspect.

#### **Outside**

Rear - 65ft in length from rear of dining room and being 75ft overall, mainly laid to lawn, decking area with sheltered pergola over, shrubs, conifers and plants, tree, lights, power points, tap to side, former garage which is now storage space, power and light connected, wooden fence and gate to front.

Front - Brick wall, stone area, block paved driveway for two cars, power points, lights.

#### **Energy Performance Rating**

This property has an energy rating of E. 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 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.**

