



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.

30 The Pyghtle Wellingborough NN8 4RP
Freehold Price £260,000

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.

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Irthlingborough Office
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Rushden Office
74 High Street Rushden
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Offered with no chain is this mature bay fronted three bedroom semi detached property which benefits from uPVC double glazing, gas radiator central heating, a refitted kitchen with built in appliances, a refitted bathroom, and re-plastered walls and ceilings. The property further offers at 26ft max lounge/dining room, the addition of a utility/garden room, a 56ft rear garden and a garage. The accommodation briefly comprises entrance hall, lounge/dining room, utility/garden room, kitchen, three bedrooms, bathroom, gardens to front and rear and a garage.

Enter via part obscure glazed composite door to

Entrance Hall

Stairs to first floor landing, window to side aspect, understairs storage cupboard, radiator, wood effect laminate floor, coving to ceiling, doors to.

Lounge/Dining Room

Overall measurement 26' 7" max into bay x 11' 4" max into chimney breast recess (8.1m x 3.45m)

Lounge Area

11' 4" plus bay x 11' 4" max into chimney breast recess (3.45m x 3.45m)

Bay window to front aspect, radiator, T.V. point, telephone point, coving to ceiling.

Dining Area

12' 3" x 10' 8" into chimney breast recess plus door recess (3.73m x 3.25m)

Radiator, coving to ceiling, patio doors to.

Utility/Garden Room

9' 7" x 9' 3" (2.92m x 2.82m)

uPVC glazed French doors with windows either side to rear garden, window to side aspect, plumbing for washing machine, space for tumble dryer, space for further under counter appliance, worktop, laminate floor, contemporary vertical radiator.

Kitchen

8' 6" x 8' 2" (2.59m x 2.49m)(This measurement includes the area occupied by the kitchen units)

Comprising single drainer sink unit with cupboard under, base and eye level units providing worksurface, built in electric oven and five ring gas hob with extractor hood over, integrated dishwasher, space for fridge/freezer, tiled splash backs, tiled floor, part obscure glazed composite door to side.

First Floor Landing

Access to loft space, window to side aspect, doors to.

Bedroom One

13' 10" max into bay x 11' 4" max into chimney breast recess (4.22m x 3.45m)

Window to front aspect, radiator, coving to ceiling.

Bedroom Two

12' 5" x 11' 5" max into chimney breast recess (3.78m x 3.48m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Three

8' 6" x 7' 6" (2.59m x 2.29m)

Window to rear aspect, radiator, coving to ceiling.

Bathroom

White suite comprising 'L' shaped shower bath with thermostatic shower over, low flush W.C., hand wash basin set in vanity unit, tiled walls and floor, towel radiator, electric shavers point, extractor vent, obscure glazed window to front aspect.

Outside

Rear - Measuring approx. 56ft in length, mainly laid to lawn, block paved patio and path, further patio, boarder with shrubs, small tree and conifers, shed, water tap, enclosed by fencing, gated pedestrian access to side.

Front - Drive providing off road parking, gravel garden with shrubs, dwarf wall, store housing gas fired combination boiler serving central heating and domestic hot water.

Garage - Electric operated metal up and over door, power and light.

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 C (£1,904 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

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.

