



Croyland Road Wellingborough NN8 2AU
Freehold Price £250,000

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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.

Situated local to schools, Croyland Park and other amenities is this vacant three bedroom semi detached property which benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances and newly fitted carpets. The property further offers separate reception rooms, a conservatory, a utility room, a conservatory, an ensuite shower room to the master bedroom and a garage. The accommodation briefly comprises porch, entrance hall, lounge, dining room, conservatory, kitchen, utility room, cloakroom, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via glazed uPVC door with windows either side to.

Porch

Laminate floor, obscure glazed door and window to.

Entrance Hall

Stairs to first floor landing, double radiator, understairs storage cupboard, door to kitchen, door to.

Lounge

14' 5" max into bay x 13' 2" max into chimney breast recess (4.39m x 4.01m)

Bay window to front aspect, T.V. point, telephone point, double radiator, sliding doors to.

Dining Room

11' 7" max into chimney breast recess x 10' 5" (3.53m x 3.18m)
Double radiator, glazed door with windows either side to.

Conservatory

10' 11" x 5' 1" (3.33m x 1.55m)
Glazed uPVC door with windows either side to rear garden, double radiator, laminate floor.

Kitchen

13' 4" max x 7' 5" (4.06m x 2.26m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and gas hob with extractor fan over, plumbing for washing machine, tiled splash backs, cupboard housing gas fired combination boiler serving domestic hot water and central heating, double radiator, laminate floor, window to rear aspect, part glazed door and side window to.

Utility Room

12' 10" x 8' 2" (3.91m x 2.49m)
Double radiator, laminate floor, glazed uPVC door and side window to rear garden, door to garage, door to.

Cloakroom

White suite comprising low flush W.C., wall mounted hand wash basin, radiator, obscure glazed window to rear aspect.

First Floor

Landing Obscure glazed window to side aspect, access to loft space, doors to.

Bedroom One

15' 1" max into bay x 10' 5" into chimney breast recess widening to 13' 2" max (4.6m x 3.18m)

Bay window to front aspect, double radiator, door to.

Ensuite Shower Room

White suite comprising tiled shower cubicle, concealed cistern, low flush W.C., wall mounted hand wash basin, tiled splash back, tiled floor, extractor fan, towel radiator.

Bedroom Two

10' 5" upto chimney breast x 9' 5" (3.18m x 2.87m)
Window to rear aspect, fitted storage to either side of chimney breast, radiator.

Bedroom Three

8' 9" x 7' 11" max (2.67m x 2.41m)
Window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with shower over, low flush W.C., wall mounted hand wash basin, tiled walls and floor, towel radiator, extractor fan, obscure glazed window to front aspect.

Outside

Rear - Tiered retained by brick wall, mainly laid to paving, shrub beds, plum tree, small trees, enclosed by fencing.

Front - Mainly laid to gravel, paving, flower bed, hedge, stone wall, gated drive providing off road parking leading to.

Garage - Metal up and over door.

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.

