



Total area: approx. 124.5 sq. metres (1340.5 sq. feet)

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.



Westfield Road Wellingborough NN8 3HR

Freehold Price £210,000

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.

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



Situated local to many main amenities and within walking distance of the town centre is this unusually three bedroom terrace house with basement rooms. The property benefits from uPVC double glazing, gas radiator central heating and offers good sized bedrooms and basement rooms which are currently used as a utility area, playroom and office. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, three bedrooms, bathroom, basement of utility area, playroom and office and gardens to front and rear.

Enter via part obscure glazed door to.

Entrance Hall

Radiator, dado rail, wall light point, exposed and varnished floor, stairs to first floor landing with storage cupboard under and obscure glazed window to side aspect, doors to.

Lounge

15' 7" into bay x 11' 11" (4.75m x 3.63m)

Bay window to front aspect, radiator, wooden fire surround with cast iron grate and open fireplace, T.V point, wall light points.

Kitchen/Dining Room

17' 10" x 8' 8" (5.44m x 2.64m) (This measurement includes area occupied by the kitchen units)

Comprising coloured one and a half bowl single drainer stainless steel sink unit, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, space for cooker, stainless steel splash back and extractor hood, space for fridge/freezer, radiator, wooden panelled ceiling, tiled floor, gas fired boiled serving central heating and domestic hot water, obscure glazed window to rear aspect, further window to rear aspect, glazed door to rear.

First Floor Landing

Access to loft space, dado rail, picture rail, doors to.

Walk in storage cupboard

Shelf, rail and light.

Bedroom One

11' 11" max x 10' 4" max (3.63m x 3.15m)

Window to front aspect, radiator, coving to ceiling, inset ceiling lights.

Bedroom Two

11' 9" x 10' 10" (3.58m x 3.3m)

Window to rear aspect, radiator, inset ceiling lights.

Bedroom Three

8' 10" max x 8' 8" max (2.69m x 2.64m)

Window to rear aspect, radiator.

Bathroom

Refitted white suite comprising shower/bath with fitted shower over, worksurface with inset wash basin and vanity cupboards under, low flush W.C. with concealed cistern, chrome effect towel radiator, tiled splash areas, inset ceiling lights, tiled floor, obscure glazed window to front aspect.

Basement

Access from rear garden, mainly in three sections with two storage areas, power and light connected, some ceilings have limited head height.

Utility Area

13' 4" widening to 18' 5" x 8' 10" (4.06m x 2.69m)

Worksurface with single drainer stainless steel sink unit with cupboards under, plumbing for washing machine, two windows,

Play Room

15' 1" into bay x 11' 6" (4.6m x 3.51m)

Office

13' 0" x 5' 8" (3.96m x 1.73m)

Outside

Rear - Patio, light, access to front via walkway, steps to lower tier patio and further steps to main garden area of lawn with shrubs, trees and conifer, wooden fence.

Front - Foregarden of mainly concrete wall, iron gate.

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 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

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.

