



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.



Leys Road Wellingborough NN8 1PN

Freehold Price £160,000 (Offers In Excess Of)

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.

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
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A two bedroom end of terrace property situated local to schools and within walking distance of the railway station that is offered with vacant possession and benefits from uPVC double glazing, gas radiator central heating, a burglar alarm system, built in kitchen appliances and has an 83ft rear garden. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, two bedrooms, bathroom and gardens front and rear.

Enter via part obscure glazed entrance door to.

Entrance Hall

Radiator, tiled floor, stairs to first floor landing, door to.

Lounge

12' 7" into bay x 10' 3" into chimney breast recess (3.84m x 3.12m)

Bay window to front aspect, radiator, fireplace with cast iron grate and fascia and tiled hearth, picture rail, T.V.point, telephone point, wood effect laminate floor, door to.

Kitchen/Dining Room

13' 6" x 8' 6" (4.11m x 2.59m)

Comprising white ceramic 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 and extractor hood over, integrated dishwasher, plumbing for washing machine, radiator, gas fired boiler serving central heating and domestic hot water, quarry tiled floor, coving to ceiling, understairs storage cupboard, two windows to rear aspect, glazed door with with obscure glazed side panel to rear garden,

First Floor Landing

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

Bedroom One

13' 1" x 13' 5" narrowing to 9'1"(3.99m x 4.09m)

Bay window to front aspect, radiator, picture rail, cast iron fireplace.

Bedroom Two

8' 5" max. x 7' 11" max. (2.57m x 2.41m)

Window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C; tiled splash areas, tiled floor, radiator, obscure window to rear aspect.

Outside

Front - Foregarden of gravel, brick wall, two iron gates.

Rear - 84ft in length, patio, lawn, tree, picket fence and gate, outside power points, lights and tap, wooden fence, gated access to front.

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 A (£1,427.80 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.

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.

