



Total area: approx. 101.3 sq. metres (1090.0 sq)

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 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.

Balharvie Road Wellingborough NN8 6BD
Freehold Price £299,995

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 on the Glenvale Park development is this 2021 built three bedroom three storey property which benefits from uPVC double glazing, gas radiator central heating and a range of built in kitchen appliances to include oven, hob, washer/dryer, dishwasher and fridge/freezer. The property further offers a study, a 19ft kitchen/family room, a cloakroom, an ensuite shower room to the master bedroom, a southerly facing rear garden, an electric vehicle charging point and off road parking for two vehicles. The accommodation briefly comprises entrance hall, cloakroom, study, kitchen/family room, lounge, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and off road parking.**

Enter via composite door with glazed inserts to.

#### **Entrance Hall**

Stairs to first floor landing, cloaks cupboard housing gas fired boiler serving domestic hot water and central heating, radiator, doors to.

#### **Cloakroom**

White suite comprising low flush W.C, pedestal hand wash basin, tiled splash backs, radiator, extractor vent.

#### **Study**

8' 11" x 6' 0" (2.72m x 1.83m)

Window to front aspect, radiator.

#### **Kitchen/Family Room**

19' 11" max x 12' 9" narrowing to 6' 1" (6.07m x 3.89m) (This measurement includes area occupied by the kitchen units)

uPVC French doors with windows either side to rear garden, under stairs storage cupboard, double radiator, T.V point, kitchen area comprises stainless steel one and a half bowl single drainer with sink unit under, base and eye level units providing work surfaces with matching upstands, built in electric oven and hob with extractor hood over, integrated dishwasher, washer/dryer and fridge/freezer.

#### **First Floor Landing**

Stairs to second floor landing, radiator, doors to.

#### **Lounge**

12' 9" x 10' 1" widening to 11' 10" (3.89m x 3.07m)

Currently used as a bedroom, window to front aspect, radiator, T.V point, telephone point.

#### **Bedroom One**

12' 9" x 9' 10" (3.89m x 3m)

Window to rear aspect, radiator, door to.

#### **Ensuite Shower Room**

White suite comprising tiled shower cubicle, low flush W.C, pedestal hand wash basin, tiled splash backs, tiled floor, radiator, electric shavers point, extractor vent, obscure glazed window to side aspect.

#### **Second Floor Landing**

Access to loft space, radiator, doors to.

#### **Bedroom Two**

12' 9" max x 11' 6" max (3.89m x 3.51m)

Sky light window to rear aspect, built in wardrobe, radiator.

#### **Bedroom Three**

12' 9" max x 7' 0" max plus door and window recess (3.89m x 2.13m)

Window to front aspect, over stairs storage cupboard, radiator.

#### **Bathroom**

White suite comprising panelled bath with tiled shower over, low flush W.C, pedestal hand wash basin, tiled floor, double radiator, extractor vent, obscure glazed window to side aspect.

#### **Outside**

Rear - Porcelain tile patio, laid to lawn, raised flower bed retained by stone wall, shed, water tap, external power sockets, enclosed by fencing, gated pedestrian access to front.

Front - Shrub beds, electric car charge point, block paved drive providing off road parking for two vehicles.

#### **Energy Performance Rating**

This property has an energy rating of B. 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](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.**

