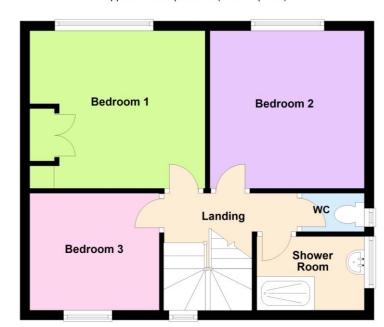
61 Windsor Road Wellingborough

richard james

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First Floor

Approx. 39.0 sq. metres (419.3 sq. feet)





Total area: approx. 79.5 sq. metres (856.0 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments 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 at 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 resonable 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 exchange 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 sdictor 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.







61 Windsor Road Wellingborough NN8 2ND Freehold Price 'Offers over' £200,000

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Ir thling borough Office 28 High Street Irthlingborough Northants NN9 5TN 01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480





A vacant three bedroom semi detached house situated in a cul de sac that benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted shower room, and offers off road parking for two/three cars. The accommodation briefly comprises porch, entrance hall, lounge/dining room, three bedrooms, shower room, gardens to front and rear, off road parking and outbuildings.

Enter via entrance door to.

Porch

Entrance door to.

Entrance Hall

Wood effect laminate floor, stairs to first floor landing, doors to.

Lounge/Dining Room

19' 1" x 11' 10" max 2m x 3.61m)

Window to front aspect, window to rear aspect, two radiators, wooden fire surround with marble effect hearth and fascia and pebble effect electric fire, wood effect laminate floor, T.V. point, coving to ceiling, understairs cupboard with obscure glazed window to front aspect.

10' 5" x 9' 4" (3.18m x 2.84m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, tiled splash areas, space for cooker, electric extractor hood, plumbing for washing machine, gas fired boiler serving central heating and domestic hot water, tiled floor, window to rear

First Floor Landing

Window to front aspect (over stairs), access to loft space, doors

Bedroom One

11' 11" max x 10' 11" (3.63m x 3.33m)

Window to rear aspect, radiator, fitted linen cupboard.

Bedroom Two

10' 11" x 10' 5" (3.33m x 3.18m)

Window to rear aspect, radiator.

Bedroom Three

8' 9" x 7' 11" (2.67m x 2.41m)

Window to front aspect, radiator.

Shower Room

White double width shower enclosure, pedestal hand wash basin, panelled splash areas, chrome effect towel radiator, obscure glazed window to side aspect.

Separate W.C.

White low flush W.C., obscure glazed window to side aspect.

Outside

Rear Garden - Patio, lawn, wooden fence, tap, brick built store, further integrated brick built store, gated access to front.

Front - Mainly laid to resin providing off road parking for two cars.

Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

We understand the council tax is band B (£1,666 per annum. Charges for 2023/2024).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

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 dients 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

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.**











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