



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 fittings and kitchen units may vary in shape and size.



## 61 Windsor Road Wellingborough NN8 2ND

### Freehold Price 'Offers over' £200,000

**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





**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.

#### **Kitchen**

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 aspect.

#### **First Floor Landing**

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

#### **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.

#### **Council Tax**

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.

#### **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.**

