



Total area: approx. 140.4 sq. metres (1511.1 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.



James Road Wellingborough NN8 2LR
Freehold Price £330,000

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.

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An extended five bedroom semi detached house that also has an additional 14ft ground floor room which could be used as a sixth bedroom if required. The property offers over 1,500 sq.ft (140 sq.m) of accommodation including a 25ft lounge, a 20ft kitchen/breakfast/dining room, a ground floor shower room and a 70ft garden. Benefits include uPVC double glazed doors and windows, gas radiator central heating, built in kitchen appliances, two refitted shower rooms, fitted wardrobes to four of the bedrooms and a block paved frontage providing parking for four cars. The accommodation briefly comprises entrance hall, shower room, lounge, family room, kitchen/breakfast/dining room, five bedrooms, shower room, gardens to front and rear and off road parking.

Enter via part obscure glazed entrance door to.

Entrance Hall

Window to front aspect, radiator, dado rail, wood effect laminate floor, stairs to first floor landing with storage under, doors to.

Shower Room

Refitted white suite comprising double width shower enclosure, wash basin and low flush W.C., tiled walls, towel radiator, inset ceiling lights, electric extractor vent, grey wood grain floor.

Lounge

25' 10" x 11' 4" (7.87m x 3.45m)

Window to front aspect, patio doors to rear garden, two radiators, dado rail, coving to ceiling, wall light points, T.V. point.

Family Room

14' 9" x 7' 6" (4.5m x 2.29m)

Window to front aspect, radiator, wood effect laminate floor, meter cupboard, coving to ceiling.

Kitchen/Breakfast/Dining Room

20' 3" into chimney breast recess x 17' 2" narrowing to 12' 0" (6.17m x 5.23m) (This measurement includes area occupied by the kitchen units)

Fitted units with wood block work surfaces comprising inset bowl sink, range of base and eye level units providing work surfaces, splash areas, built in electric double oven, gas five ring hob with extractor hood over, plumbing for dishwasher, plumbing for washing machine, under cupboard lights, space for fridge, two radiators, cupboard housing gas fired boiler serving central heating and domestic hot water, cupboards and drawer fitted into chimney breast recesses, breakfast bar, wood effect laminate floor, inset ceiling lights, two wardrobes and glazed door to outside.

First Floor Landing

Access to loft space, radiator, doors to.

Bedroom One

13' 6" max x 11' 0" beyond fitted wardrobe (4.11m x 3.35m)

Window to front aspect, radiator, fitted wardrobes, inset ceiling lights, coving to ceiling, dado rail.



Bedroom Two

12' 0" x 11' 4" beyond fitted wardrobe (3.66m x 3.45m)

Window to front aspect, radiator, fitted wardrobes, coving to ceiling.

Bedroom Three

8' 4" x 8' 1" widening to 11' 5" beyond fitted wardrobe (2.54m x 2.46m)

Window to rear aspect, radiator, fitted wardrobes, coving to ceiling.

Bedroom Four

10' 11" into chimney breast recess x 8' 2" max (3.33m x 2.49m)

Window to rear aspect, radiator, twin wash basins with cupboards under, wood effect laminate floor.

Bedroom Five

12' 4" beyond fitted wardrobe x 6' 4" (3.76m x 1.93m)

Window to front aspect, radiator, wood effect laminate floor, fitted wardrobes.

Shower Room

Refitted to comprise double width shower enclosure, low flush W.C., wash basin with vanity cupboards under, tiled splash area, radiator, inset ceiling lights, grey wood grain effect floor, obscure glazed window to rear aspect.

Outside

Rear - 70ft in length - Lean to, of timber construction with translucent shelter roof, block paved patio, circular paved patio, pond, gravel, shrubs, trees, lawn, artificial grass, garden bar with perspex roof, two large wood sheds including a workshop area, outside lights, further stores, wooden fence, gated access to front.

Front - Mainly laid to block paving providing parking for four cars, courtesy lights, further lights, electric vehicle car chargers.



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 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

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.

