



Total area: approx. 73.7 sq. metres (793.6 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.



**Butterfields Wellingborough NN8 2PZ**  
**Freehold Price "Offers Over £250,000"**

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.

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

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
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**Immediate vacant possession. Situated in a cul de sac within walking distance to schools is this well presented three bedroom end of terrace which benefits from uPVC double glazing, gas radiator central heating, a refitted kitchen with built in appliances and a refitted bathroom suite. The property further offers a refitted cloakroom, an 8ft brick and uPVC conservatory, a west facing rear garden and a garage. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, conservatory, three bedrooms, bathroom, gardens to front and rear and garage.**

Enter via uPVC door with obscure glazed inserts to.

#### Entrance Hall

Laminate floor, radiator, door to.

#### Cloakroom

Refitted white suite comprising low flush W.C., hand wash basin in vanity unit, contemporary vertical radiator, obscure glazed window to front aspect, laminate floor.

#### Lounge/Dining Room

25' 11" max x 13' 10" beyond stairs narrowing to 7' 4" (7.9m x 4.22m)

Window to front aspect, two radiators, laminate flooring, T.V. point, telephone point, coving to ceiling, stairs to first floor landing, vertical radiator, patio door to conservatory, opening through to.

#### Kitchen

11' 2" x 6' 2" (3.4m x 1.88m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and gas hob with extractor hood over, space for slimline dishwasher, space for fridge/freezer, tiled splash back, laminate flooring, window to rear aspect.

#### Conservatory

8' 9" x 7' 2" (2.67m x 2.18m)

Of brick and uPVC construction, power and light, uPVC French doors to rear garden, radiator, laminate flooring.

#### First Floor Landing

Access to boarded loft space with drop down ladder and light, radiator, laminate flooring, airing cupboard, doors to.

#### Bedroom One

10' 3" x 8' 6" plus door recess (3.12m x 2.59m)

Window to front aspect, laminate flooring, walk in wardrobe, radiator.

#### Bedroom Two

10' 5" x 6' 2" (3.18m x 1.88m)

Window to rear aspect, radiator, laminate flooring.

#### Bedroom Three

7' 5" x 7' 2" (2.26m x 2.18m)

Window to rear aspect, laminate flooring, radiator.

#### Bathroom

Refitted white suite comprising panelled bath with shower over, low flush W.C., hand wash basin in vanity unit, towel radiator, obscure glazed window to side aspect, extractor vent.

#### Outside

Rear - Patio, step up to two tier lawn retained by sleepers, further crazy paved patio, water tap, door to garage.

Front - Block paving, drive leading to.

Garage - Metal up and over door, power and light, storage to eaves space, wall mounted gas fired combination boiler serving domestic hot water and central heating, plumbing for washing machine, door to rear garden.

#### Energy Performance Rating

This property has an energy rating of C. 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.**

