



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.



Williams Way Higham Ferrers NN10 8AJ
Freehold Price £375,000

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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27 Sheep Street Wellingborough
Northants NN8 1BS
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Rushden Office
74 High Street Rushden
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Situated just off Shelley Drive is this 'Alfred Underwood' built four bed roomed detached house which now features a conservatory and enjoys a double width driveway providing off road parking for two cars. Further benefits include built-in kitchen appliances, a four piece bathroom suite, utility room, single garage and a pleasant rear garden. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, conservatory, four bedrooms, bathroom, gardens to front and rear, garage and driveway.

Enter via front door with side screens to:

Entrance Hall

Radiator, tiled floor, stairs rising to first floor landing, doors to:

Cloakroom

Comprising low flush W.C., pedestal wash hand basin, tiled splash backs, window to front aspect.

Lounge

15' 10" x 12' 7" (4.83m x 3.84m)

Window to front aspect, radiator, dado rail, multi fuel burner, coving to ceiling, through to:

Dining Room

9' 10" x 8' 10" (3m x 2.69m)

Dado rail, coving to ceiling, radiator, French doors to:

Conservatory

8' 2" x 9' 1" (2.49m x 2.77m)

Of brick/uPVC construction, French doors to side aspect, power connected.

Kitchen

9' 10" x 9' 9" (3m x 2.97m) (This measurement includes area occupied by kitchen units)

Refitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, built-in stainless steel double oven, gas hob, extractor hood, built-in microwave, two built-in fridges, coving to ceiling, radiator, Karndean flooring, wall mounted gas boiler serving domestic central heating and hot water systems, window to rear aspect, under stairs storage cupboard, door to:

Utility Room

9' 0" x 8' 3" (2.74m x 2.51m)

Refitted to comprise base level units providing work surfaces, space for freezer, plumbing for washing machine, space for tumble dryer, tiled splash backs, window to rear aspect, personal door to garage, coving to ceiling, Karndean flooring, door to side aspect.



First Floor Landing

Loft access, built-in cupboard, doors to:

Bedroom One

12' 7" x 10' 2" (3.84m x 3.1m)

Window to front aspect, radiator, coving to ceiling.

Bedroom Two

17' 3" x 8' 4" (5.26m x 2.54m)

Window to front aspect, radiator, coving to ceiling, loft access.

Bedroom Three

11' 5" x 9' 10" (3.48m x 3m)

Window to rear aspect, radiator.

Bedroom Four

8' 9" max x 8' 4" max (2.67m x 2.54m)

Window to front aspect, radiator.

Bathroom

Comprising low flush W.C., vanity sink unit, panelled bath, shower cubicle, chrome heated towel rail, two windows to rear aspect, tiled splash backs, coving to ceiling.

Outside

Front - Mostly lawn with double width block paved driveway providing off road parking for two vehicles, leading to:

Garage - Up and over door, power and light connected.

Rear - Large patio area, raised beds stocked with shrubs, flowers and bushes, outside tap, enclosed by wire fencing with gated rear pedestrian access. Enjoys a good degree of privacy.

Material Information

The property tenure is Freehold.



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 D (£2,151 per annum. Charges for 2023/24).

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.

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.

