



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.

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 surveyors 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.

## Thorny Road Wellingborough NN8 1NZ Freehold Price £290,000

**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





Situated within a short walk to the railway station is this vacant four bedroom property which requires redecoration throughout and yet benefits from uPVC double glazed doors and windows, a 19ft kitchen/dining room with a range of built in appliances and gas radiator central heating. The property further offers two ensuites, a cloakroom and a south facing rear garden. The accommodation briefly comprises entrance hall, cloakroom, kitchen/dining room, lounge, master bedroom with ensuite shower room, bedroom two with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via entrance door.

#### Entrance Hall

Stairs to first floor landing with understairs cupboard, laminate flooring, storage cupboard, radiator.

#### Cloakroom

Comprising low flush W.C., wash hand basin, obscure glazed window to side aspect, radiator, laminate flooring.

#### Kitchen/Dining Room

19' 1" max x 7' 3" max (5.82m x 2.21m) (This measurement includes area occupied by kitchen units)

Comprising one and a half bowl single drainer stainless sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric double oven with gas hob and extractor fan over, integrated dishwasher, washing machine and fridge/freezer, two radiators, laminate flooring.

#### Lounge

14' 4" x 13' 6" (4.37m x 4.11m)

uPVC double doors to rear garden, two radiators, laminate flooring, T.V. point.

#### First Floor Landing

Built in cupboard, airing cupboard housing hot water cylinder, radiator, access to loft space, doors to.

#### Bedroom One

12' 4" max x 10' 0" max (3.76m x 3.05m)

uPVC double doors to Juliette balcony, radiator, window to rear aspect, built in wardrobe with clothes rail, door to.

#### Ensuite Shower Room

Comprising tiled shower enclosure, wash basin, low flush W.C., extractor fan, radiator.

#### Bedroom Two

13' 6" x 8' 5" (4.11m x 2.57m)

Window to rear aspect, radiator, door to.

#### Ensuite Shower Room

Comprising double tiled shower enclosure, low flush W.C., wash basin, obscure glazed window to front aspect, radiator, extractor fan.

#### Bedroom Three

12' 8" x 7' 6" (3.86m x 2.29m)

Window to front aspect, radiator.

#### Bedroom Four

9' 1" x 6' 7" (2.77m x 2.01m)

Window to front aspect, radiator.

#### Bathroom

Comprising panelled bath with shower over, low flush W.C., wash basin, extractor fan, radiator.

#### Outside

Front - Slate chippings, water tap, block paving.

Garage - Up and over door, wooden door to rear garden.

Rear garden - Wooden decking area, artificial grass, panel fencing.

#### Energy Performance Rating

This property has an energy rating of B. 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 2024/2025r).

#### 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.**

