



St. Rochus Drive Wellingborough NN8 2QN
Freehold Price £235,000

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Northants NN9 5TN
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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.

A vacant well presented three bedroomed end of terrace property situated off John Lea Way providing easy access to the A45. The property benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances and offers a cloakroom, ensuite shower room to the master bedroom and an allocated parking space. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via part obscure glazed entrance door to.

Entrance Hall

Radiator, central heating thermostat, stairs to first floor landing, doors to.

Cloakroom

White suite comprising low flush W.C., pedestal hand wash basin, tiled splash backs, radiator, electric extractor vent.

Lounge/Dining Room

13' 9" x 11' 6" widening to 14' 10" (4.19m x 3.51m)

Window to rear aspect, French doors to rear garden, two radiators, T.V. point, telephone point, understairs storage cupboard.

Kitchen

10' 4" x 8' 1" (3.15m x 2.46m) (This measurement includes the area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, mixer tap, base and eye level units providing work surfaces, tiled splash areas, built in electric oven, gas hob and extractor fan over, plumbing for washing machine, plumbing for dishwasher, cupboard housing gas fired boiler serving central heating and domestic hot water, window to front aspect.

First Floor Landing

Access to loft space, overstairs storage cupboard, doors to.

Bedroom One

9' 8" x 8' 4" (2.95m x 2.54m)

Window to front aspect, radiator, T.V. point, built in wardrobe, door to.

Ensuite Shower Room

White suite comprising tiled shower enclosure, pedestal hand wash basin, low flush W.C., tiled splash areas, radiator, electric shaver point, electric extractor vent.

Bedroom Two

9' 10" x 8' 4" (3m x 2.54m)

Window to rear aspect, radiator.

Bedroom Three

6' 10" x 6' 2" (2.08m x 1.88m)

Window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with mixer shower attachment, pedestal hand wash basin, low flush W.C., tiled splash areas, radiator, electric extractor vent, radiator, tiled floor, obscure window to front aspect.

Outside

Rear Garden - Patio, lawn, outside light, wooden fence, gated access to front.

Front - Lawn, shrubs, open canopy porch.

Parking - One allocated space in the area to side of property.

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 B (£1,666 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.

