



Abbots Way Wellingborough NN8 2AH
Freehold Price £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 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.

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



Offered with no chain is this established three bedroom semi detached house situated local to the town centre and other main amenities that benefits from uPVC double glazing, gas radiator central heating, a burglar alarm system and offers two toilets, a 20ft sun room, an 85ft rear garden and driveway providing parking for three/four cars leading to a garage. The size of the bedrooms should be noted. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, sun room, three bedrooms, shower room, further W.C, gardens to front and rear and a garage.

Enter via obscure glazed entrance door with obscure glazed side panel to.

Entrance Hall
Radiator, stairs to first floor landing, doors to.

Lounge/Dining Room
22' 2" x 10' 10" (6.76m x 3.3m)
Window to rear aspect, patio doors to sun room, two radiators, fireplace, serving hatch, T.V point.

Kitchen
10' 9" x 7' 5" (3.28m x 2.26m) (This measurement includes area occupied by the kitchen units)
Comprising one and a half bowl coloured single drainer sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, space for cooker, space for fridge/freezer, plumbing for washing machine, gas fired boiler serving central heating and domestic hot water, tiled floor, window to front aspect, window to side aspect, part obscure glazed door to side.

Sun Room
20' 3" x 9' 9" (6.17m x 2.97m)
Patio doors with windows either side to rear garden, obscure glazed window to side aspect, tiled floor, wooden panelling to ceiling.

First Floor Landing
Access to loft space, airing cupboard housing hot water cylinder, linen shelves, doors to.

Bedroom One
13' 5" x 10' 10" (4.09m x 3.3m)
Window to rear aspect, radiator.

Bedroom Two
10' 10" x 10' 5" (3.3m x 3.18m)
Window to front aspect, window to side aspect, radiator.

Bedroom Three
10' 10" x 8' 5" (3.3m x 2.57m)
Window to rear aspect, radiator.

Shower Room
Comprising tiled double shower enclosure, wash basin set in work surface with vanity cupboards under, low flush W.C. with concealed cistern, tiled splash areas, white towel radiator, inset ceiling lights, coving to ceiling, grey wood grain effect floor, obscure glazed window to front aspect.

Separate W.C.
Low flush W.C. with concealed cistern, tiled splash areas, inset ceiling light, coving to ceiling, grey wood grain effect floor, obscure glazed window to front aspect.

Outside
Rear Garden - 85ft from rear of sun room. Mainly laid to paving, pergola, plants, shrubs, greenhouse, wooden shed with power and light connected, wooden fence, brick wall, gated access to front.

Front - Various shrubs, courtesy light, concrete printed driveway providing parking for three/four cars to.

Garage - Electric operated door, power and light connected.

Energy Performance Rating
This property has an energy rating of E. 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.

