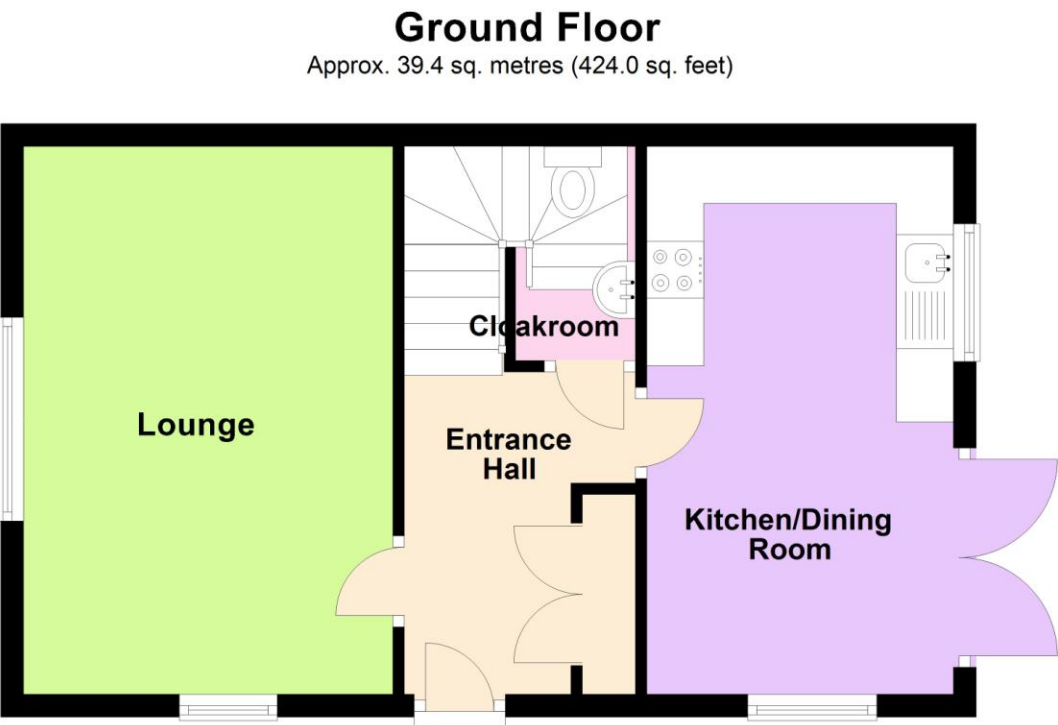
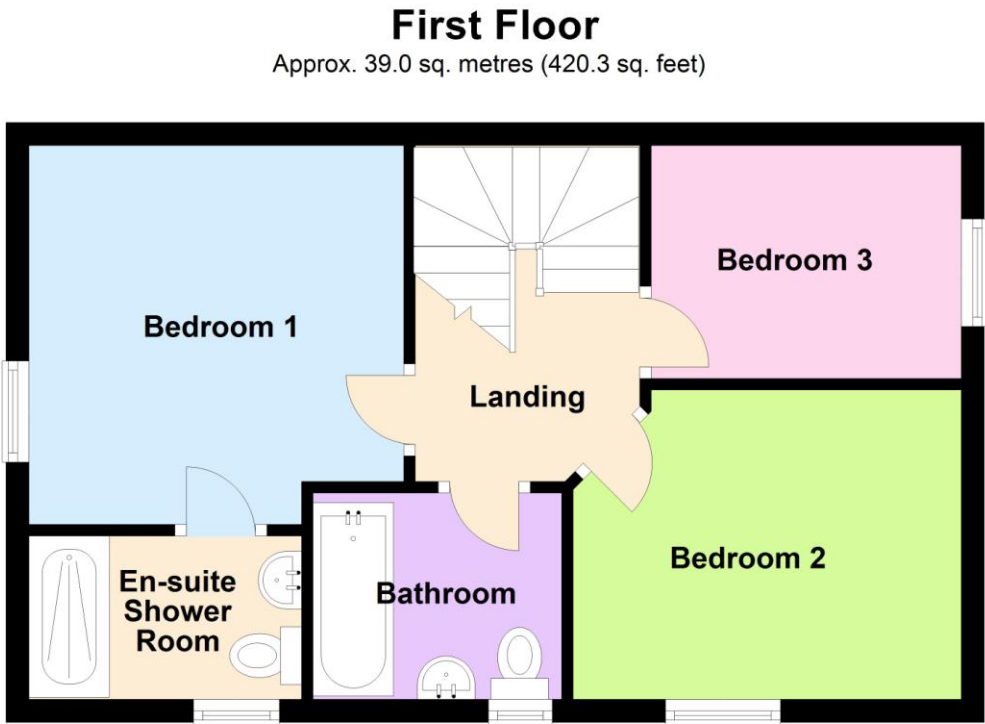


Juliet Rise Wellingborough

richard james

www.richardjames.net



Total area: approx. 78.4 sq. metres (844.3 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.



Juliet Rise Wellingborough NN8 3AY
Freehold Price £320,000

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



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.

Offered in excellent condition throughout is this three bedroom detached which is situated on the popular residential area of Wendel View with easy access to Northampton and Rushden Lakes. The property benefits from a 15ft kitchen/dining room with a range of built in appliances, uPVC double glazing, an ensuite to the master bedroom and gas radiator central heating. The property further offers a cloakroom, a south facing rear garden, laminate flooring and a double width driveway providing off road parking leading to a 21ft garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom 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, double radiator, built in cupboards, laminate flooring.

Cloakroom

Comprising low flush W.C., wash hand basin, radiator, laminate flooring, extractor fan.

Lounge

15' 10" max x 10' 8" max (4.83m x 3.25m)
Window to front and side aspect, double radiator, T.V. point.

Kitchen/Dining Room

15' 9" max x 8' 9" max (4.8m x 2.67m) (This measurement includes area occupied by the kitchen units)
Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and gas hob with extractor fan over, integrated dishwasher, fridge/freezer and washing machine, uPVC doors to rear garden, window to front aspect, double radiator, window to rear aspect, laminate flooring.

First Floor Landing

Access to loft space, doors to.

Bedroom One

10' 10" max x 10' 10" max (3.3m x 3.3m)
Window to front aspect, radiator, door to.

Ensuite Shower Room

Comprising double tiled shower cubicle, low flush W.C., wash basin, obscure glazed window to side aspect, double radiator, laminate flooring, extractor fan.

Bedroom Two

11' 6" max x 8' 8" max (3.51m x 2.64m)
Window to front aspect, radiator.

Bedroom Three

8' 10" max x 6' 9" max (2.69m x 2.06m)
Window to rear aspect, radiator.

Bathroom

Comprising panelled bath with shower over, wash basin, low flush W.C., obscure glazed window to side aspect, extractor fan, radiator, laminate flooring.

Outside

Front - Stones and small shrubs.

Rear – South facing, patio area, mainly laid to lawn, wooden shed, enclosed by panel fencing and brick wall, pedestrian gated access, water tap.

Garage - Double width driveway, up and over door, eaves space, power and light connected.

N.B

We understand from the vendor that an estate management charge in the region of £160.00 per annum is payable. This sum will need to be confirmed by a legal representative before entering into a commitment to purchase.

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 (£1,998.67 per annum. Charges for 2025/2026).

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.

