



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments 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 estateagents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

**Henshaw Road Wellingborough NN8 2AY**  
**Freehold Price £210,000**

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irlingborough Office**   
28 High Street Irlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Situated local to the town and schools is this vacant three bedroom semi detached which requires updating yet benefits from gas radiator central heating and uPVC double glazing. The property offers an extended 18ft max x 16 ft max kitchen/dining room, a 25ft lounge/dining room, a driveway exceeding 63ft providing off road parking for at least four vehicles, a 20ft garage and rear garden exceeding 100ft in length backing onto Croyland park. The accommodation briefly comprises porch, entrance hall, lounge/dining room, kitchen/dining room, three bedrooms, shower room, gardens to front and rear and garage.**

Enter via entrance door.

#### **Entrance Porch**

Glazed patio door to.

#### **Entrance Hall**

Stairs to first floor landing with understairs storage cupboard with obscure glazed window to side aspect, radiator.

#### **Lounge/Dining Room**

25' 7" into bay x 10' 10" max (7.8m x 3.3m) Overall measurement

Bay window to front aspect, gas fire fitted, two radiators, sliding patio doors to.

#### **Kitchen/Dining Room**

18' 10" max x 16' 5" max (5.74m x 5m) (This measurement includes area occupied by the kitchen units)

'L' shaped, comprising double drainer stainless steel sink unit with cupboards under, eye level units, work surface, electric double oven and gas hob, wall mounted gas fired boiler serving central heating and domestic hot water, window to side aspect, radiator, uPVC door and window to rear garden.

#### **First Floor Landing**

Access to loft space, window to side aspect.

#### **Bedroom One**

11' 6" max x 9' 1" max (3.51m x 2.77m)

Window to front aspect, radiator, built in wall to wall wardrobes.

#### **Bedroom Two**

11' 5" max x 9' 8" max (3.48m x 2.95m)

Window to rear aspect, radiator, built in wardrobes.



#### **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 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](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.**

