

Ashfield Road Wellingborough

richard james

www.richardjames.net



Ideal for a First Time Buyer or Investor is this vacant two bedroom bay fronted terrace house which benefits from uPVC double glazing doors and windows, a refitted kitchen with built in appliances and gas radiator central heating. The property further offers a cloakroom and two double bedrooms. The accommodation briefly comprises entrance hall, lounge, kitchen, cloakroom, two bedrooms, bathroom and gardens to front and rear.

Enter via uPVC entrance door.

Entrance Hall

Stairs to first floor landing, radiator, grey wood grain effect floor, door to.

Lounge

12' 9" into bay x 12' 10" max (3.89m x 3.91m)

Bay window to front aspect, T.V. point, radiator, grey wood grain effect floor, understairs cupboard, door to.

Kitchen

12' 7" plus recess x 7' 4" max (3.84m x 2.24m)

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, radiator, tiled floor, space for fridge/freezer, plumbing for washing machine, uPVC window and door to rear garden, wall mounted gas fired boiler serving central heating and domestic hot water., door to.

Cloakroom

Comprises low flush W.C., wash basin, obscure window to rear aspect, radiator, tiled floor.

First Floor Landing

Access to loft space, doors to.

Bedroom One

16' 0" max narrowing to 13' 0" x 9' 8" (4.88m x 2.95m)

Two windows to front aspect, feature fireplace, radiator, built in cupboard.

Bedroom Two

10' 4" x 9' 0" (3.15m x 2.74m)

Window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with shower over, low flush W.C., wash basin, obscure window to rear aspect, towel rail.

Outside

Front - Mainly laid to lawn.

Rear - Laid to lawn, wire and wooden fencing.

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 A (£1,498.99 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.

