



23 Upper Havelock Street Wellingborough NN8 4PN  
Freehold Price £190,000

**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.



Situated within walking distance of the town centre and the railway station is this vacant three bedroom bay fronted terrace house that offers separate reception rooms, a hallway that leads directly to a 15ft kitchen and a cellar. The property benefits from uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, porch, three bedrooms, bathroom, cellar and garden to rear.

Enter via part obscure glazed entrance door to.

Entrance Hall

Radiator, grey wood grain effect floor, stairs to first floor landing, door to cellar, doors to.

Lounge

14' 0" into bay x 11' 10" into chimney breast recess (4.27m x 3.61m)

Bay window to front aspect, grey wood grain effect floor, white fire surround with marble effect hearth and fascia, radiator, picture rail, coving to ceiling.

Dining Room

12' 0" x 10' 2" into chimney breast recess (3.66m x 3.1m)

Window to rear aspect, radiator, grey wood grain effect floor, coving to ceiling.

Kitchen

15' 0" x 7' 8" (4.57m x 2.34m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, space for cooker, splash back, extractor hood, plumbing for washing machine, space for fridge/freezer, gas fired boiler serving central heating and domestic hot water, inset ceiling lights, tiled floor, window to rear aspect, two windows to side aspect, part glazed door to.

Porch

Tiled floor, window and glazed door to rear garden.

First Floor Landing

Access to loft space, inset ceiling lights, doors to.

Bedroom One

15' 5" into chimney breast recess x 11' 8" (4.7m x 3.56m)

Two windows to front aspect, two radiators, coving to ceiling.

Bedroom Two

12' 0" x 10' 3" into chimney breast recess (3.66m x 3.12m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Three

7' 11" x 6' 7" (2.41m x 2.01m)

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, white towel radiator, inset ceiling lights, grey wood grain effect floor, two windows to side aspect.

Cellar

Two sections with light and window to front.

Outside

Rear - Wooden deck, lawn and shrubs in need to tidying, brick wall, wooden fence, gated rear access.

Front - Foregarden of gravel, shrubs and hedge, wall, iron gate, steps.

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 A (£1,499 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](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.**

