



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.

**Burns Road Wellingborough NN8 3SB**  
**Freehold Price £220,000**

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 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.

**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



**A vacant three bedroom semi detached property which has been extended to the side to provide a 20ft sitting room. The property requires some general updating yet benefits from uPVC double glazing, gas radiator central heating, a refitted kitchen with built in appliances and a refitted shower room and further offers off road parking for 3/4 vehicles. The accommodation briefly comprises entrance hall, lounge, sitting room, kitchen, three bedrooms, bathroom, lean to, garden to rear and off road parking.**

Enter via part obscure glazed wooden entrance door.

#### **Porch**

Tiled floor, window to front aspect, wooden door with obscure glazed inserts and obscure glazed side window to.

#### **Entrance Hall**

Stairs to first floor landing, understairs storage cupboard, radiator, telephone point, doors to.

#### **Sitting Room**

20' 10" x 10' 2" (6.35m x 3.1m)  
Window to front aspect, patio door to rear garden, brick built feature fireplace with T.V plinths either side, two radiators.

#### **Bedroom Three**

8' 10" max x 8' 2" (2.69m x 2.49m)  
Window to rear aspect, radiator, storage cupboard.

#### **Lounge**

14' 5" x 13' 3" narrowing to 12' 0" (4.39m x 4.04m)  
Window to front aspect, double radiator, T.V point, cupboard housing gas fired boiler serving domestic hot water and central heating, door to.

#### **Kitchen**

12' 4" x 10' 0" (3.76m x 3.05m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and hob with extractor hood over, space for fridge/freezer, space for under counter appliance, tiled splash backs, tiled floor, window to side aspect, glazed door to.

#### **Lean To**

Plumbing for washing machine, through to brick built store, door to rear garden.

#### **First Floor Landing**

Window to front aspect, access to loft space, overstairs storage cupboard, airing cupboard housing hot water cylinder and immersion heater, doors to.



#### **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.**

