



Total area: approx. 110.2 sq. metres (1186.3 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.



**Waterside Road Wellingborough NN8 1PD**  
**Freehold Price £285,000**

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 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.

**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



**Situated in close proximity to Castlefields Park and within walking distance of the railway station and town centre is this four/five bedroom three storey semi-detached property which benefits from gas radiator central heating, uPVC double glazing and built in kitchen appliances to include oven, hob, dishwasher and washing machine. The property further offers a cloakroom, a 25ft max x 14ft max kitchen/dining/family room, an ensuite shower room to the master bedroom and off road parking for two vehicles. Viewing is highly recommended to appreciate the size of the accommodation which comprises entrance hall, cloakroom, kitchen/dining/family room, lounge/bedroom five, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and off road parking.**

Enter via composite door with obscure glazed insert to.

**Entrance Hall**

Stairs to first floor landing, high gloss tiled floor, radiator, telephone point, doors to.

**Cloakroom**

White suite comprising low flush W.C., hand wash basin with vanity drawers under, high gloss tiled floor, tiled splash backs, towel radiator, obscure glazed window to front aspect.

**Kitchen/Dining/Family Room**

25' 7" max x 14' 10" max narrowing to 7' 11" (7.8m x 4.52m) (This measurement includes the area occupied by the kitchen units)

uPVC French doors with windows either side to rear garden, under stairs storage cupboard, two vertical radiators and double radiator, T.V. point, high gloss laminate flooring to family/dining area, tiled floor to kitchen area, imitation stone tiled feature wall; kitchen area comprises stainless steel one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing worksurface with matching upstands, built in double electric oven and gas hob with extractor hood over, integrated dishwasher and washing machine, space for American style fridge/freezer, cupboard housing gas fired boiler serving central heating and domestic hot water, window to front aspect.

**First Floor Landing**

Stairs to second floor landing, wood effect laminate flooring, contemporary radiator, doors to.

**Lounge/Bedroom Five**

14' 10" x 10' 8" narrowing to 7' 7" (4.52m x 3.25m)

Juliette balcony to front aspect, window to front aspect, high gloss laminate flooring, T.V. point, two radiators, imitation stone feature wall.

**Bedroom One**

14' 10" x 10' 7" narrowing to 7' 7" (4.52m x 3.23m)

Juliette balcony to rear aspect, window to rear aspect, double radiator, high gloss laminate flooring, door to.



**Ensuite Shower Room**

White suite comprising tile shower enclosure with thermostatic shower, low flush W.C., hand wash basin with vanity drawers under, high gloss laminate flooring, towel radiator, extractor vent, obscure glazed window to side aspect.

**Second Floor Landing**

Airing cupboard housing hot water cylinder and immersion heater, over stairs storage cupboard, doors to.

**Bedroom Two**

14' 10" x 7' 6" (4.52m x 2.29m)

Two windows to rear aspect, double radiator, high gloss laminate flooring.

**Bedroom Three**

11' 7" x 7' 10" (3.53m x 2.39m)

Window to front aspect, radiator, high gloss laminate flooring.

**Bedroom Four**

7' 7" x 6' 9" (2.31m x 2.06m)

Window to front aspect, high gloss laminate flooring.

**Bathroom**

White suite comprising panelled bath with mixer shower attachment, low flush W.C., hand wash basing with vanity drawers under, tiled splash backs, tiled floor, towel radiator, extractor vent, obscure glazed window to side aspect.

**Outside**

Rear - mainly laid to decking, artificial lawn, enclosed by feather board fencing, gated pedestrian access to front.

Front - Shrubs, two block paved parking spaces.

**N.B.**

We understand from the vendor there is an estate management charge of £167.00 per annum. This should be confirm by the purchasers legal representative before 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 D (£2,369.12 per annum. Charges for 2026/2027).

**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.**

