



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.



Weldon Close Wellingborough NN8 5UQ
Freehold Price £240,000

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.

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Northants NN8 1BS
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Irlingborough Office
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74 High Street Rushden
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Situated in a cul de sac off Barnwell Road local to shops, Redwell School and the leisure centre is this extended three bedroom semi detached house that benefits from uPVC double glazing, gas radiator central heating, a refitted kitchen with built in appliances and a refitted bathroom. The property has been extended to the side to provide a family room and the kitchen/dining room has been adapted to one open space. The accommodation briefly comprises a porch, entrance hall, lounge, kitchen/dining room, family room, three bedrooms, bathroom, gardens to front and rear, off road parking and a carport.

Enter via glazed entrance door to.

Porch

Glazed to front and sides, entrance door to.

Entrance Hall

Radiator, window to side aspect, wood effect floor, stairs to first floor landing, door to.

Lounge

14' 10" x 16' 6" (4.52m x 5.03m)

Window to front aspect, radiator, wood effect door, coving to ceiling, through too.

Kitchen/Dining Room

13' 10" x 10' 5" (4.22m x 3.18m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise single drainer stainless steel sink unit with cupboards under, mixed tap, range of base and eye level units providing work surfaces, tiled splash backs, built in electric oven, gas hob and extractor hood, plumbing for washing machine, gas fired boiler serving central heating and domestic hot water, tiled floor, radiator, two windows to rear aspect, understairs cupboard, through to.

Family Room

16' 11" x 7' 0" min (5.16m x 2.13m)

Window to front aspect, french doors with side windows to rear garden, radiator, wood effect door, coving to ceiling, access to loft space.

First Floor Landing

Window to side aspect, access to loft space, linen cupboard, doors to.

Bedroom One

13' 10" max x 8' 2" min (4.22m x 2.49m)

Two windows to front aspect, radiator, overstairs cupboard, fitted wall to wall wardrobes, coving to ceiling.



Energy Performance Rating

This property's energy rating is TBC.

Council Tax

We understand the council tax is band B (£1,749 per annum. Charges for enter year).

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.

