



45 Thrush Lane Wellingborough NN8 4TE
Freehold Price £195,000

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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 surveyor's 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.

Offered in excellent condition and overlooking open amenity space is this three bedroom end of terrace which has been improved over the years and now benefits from a refitted kitchen with a range of built in appliances, a refitted four piece bathroom, uPVC double glazed doors and windows, gas radiator central heating, underfloor heating, window shutters and air conditioning units. The property further offers a cloakroom, freestanding wardrobes to all bedrooms and a 10ft third bedroom. Viewing is highly recommended to appreciate this property. The accommodation briefly comprises entrance hall, cloakroom, kitchen/breakfast room, lounge/dining room, three bedrooms, bathroom and gardens to front and rear.

Enter via uPVC entrance door.

Entrance Hall

Stairs to first floor landing with understairs storage cupboard, radiator, tiled underfloor heating, obscure glazed window to front aspect on half landing, door to.

Cloakroom

Comprising low flush W.C., wash hand basin, obscure glazed window to front aspect, radiator, tiled floor.

Kitchen/Breakfast Room

11' 6" max x 10' 4" max (3.51m x 3.15m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, integrated dishwasher, freestanding washing machine, window to front aspect, freestanding five ring gas cooker, breakfast bar, space for fridge/freezer, underfloor heating, through to.

Lounge/Dining Room

22' 0" max x 12' 0" max (6.71m x 3.66m)

uPVC door to rear garden, two vertical radiators, laminate flooring, T.V. point, window to rear aspect, wall mounted air con unit.

First Floor Landing

Steps to office area, cupboard housing gas fired boiler serving central heating and domestic hot water, access to loft space, door to.

Bedroom One

10' 3" upto wardrobe door x 10' 0" plus door recess (3.12m x 3.05m)

Window to rear aspect, built in wall to wall wardrobes, wood panelling to wall, radiator, wall mounted air con unit.

Bedroom Two

12' 3" max x 9' 3" max (3.73m x 2.82m)

Window to rear aspect, laminate flooring, freestanding wardrobe, radiator, wall mounted air con unit.

Bedroom Three

10' 8" max wall to wall x 6' 10" max (3.25m x 2.08m)

Window to front aspect, radiator, freestanding sliding mirror fronted wardrobes, laminate flooring.

Bathroom

Four piece suite comprising double tiled shower enclosure, panelled bath, wash hand basin set in vanity unit, low flush W.C., window to front aspect, towel rail, downlights to ceiling.

Outside

Front - Mainly paved and blue slate chippings.

Rear - Patio area, stone gravel, various shrubs, plants and flowers, tree, wooden pergola, wooden shed, enclosed by brick wall and wooden fence, pedestrian gated access.

Energy Performance Rating

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band A (£1,579 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

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.

