



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.



**Thomas Street Wellingborough NN8 1DU**  
**Freehold Price £185,000**

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.

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**Irthlingborough Office**   
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**Situated within walking distance of the Waendel Leisure Centre, Town Centre and railway station is this bay fronted three bedroom terraced property which benefits from uPVC double glazed windows and doors, gas radiator central heating and built in kitchen appliances. The property further offers separate reception rooms, a south-west facing rear garden and no onward chain. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms, shower room and gardens to front and rear.**

Enter via uPVC door with obscure glazed inserts to.

#### Entrance Hall

Stairs to first floor landing, dado rail, radiator, door to.

#### Dining Room

12' 3" x 11' 5" max into chimney breast recess (3.73m x 3.48m)  
Window to rear aspect, double radiator, picture rail, through to kitchen, sliding obscure glazed doors to.

#### Lounge

13' 0" max into bay x 11' 0" max into chimney breast recess (3.96m x 3.35m)  
Bay window to front aspect, radiator, T.V. point, telephone point, picture rail.

#### Kitchen

13' 2" x 7' 11" max (4.01m x 2.41m)  
Comprising stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and hob with electric hood over, plumbing for washing machine, space for fridge freezer, tiled splash back, radiator, wall mounted gas fired combination boiler serving domestic hot water and central heating, understairs storage cupboard, window to side aspect, obscure glazed uPVC door to rear.

#### First Floor Landing

Access to loft space, storage cupboard, dado rail, doors to.

#### Bedroom One

13' 3" up to chimney breast x 11' 5" (4.04m x 3.48m)  
Two windows to front aspect, double radiator, fitted wardrobes either side of chimney breast, T.V. point.

#### Bedroom Two

12' 3" x 9' 5" max into chimney breast recess (3.73m x 2.87m)  
Window to rear aspect, double radiator, fitted wardrobe on one half of chimney breast.

#### Bedroom Three

8' 0" x 6' 2" (2.44m x 1.88m)  
Window to rear aspect, radiator.

#### Shower Room

Comprised shower enclosure with aqua board splash backs and electric shower, low flush W.C., pedestal hand wash basin, tiled splash back, towel radiator, obscure glazed window to side aspect.

#### Outside

Rear - mainly laid to paving and concrete, two section stone, outside W.C., enclosed by brick walls, gated pedestrian access to rear.

Front - mainly laid to paving, enclosed by brick wall, gated pedestrian access.

#### Energy Performance Rating

This property has an energy rating of C. 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](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.**

