



Total area: approx. 95.8 sq. metres (1030.9 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.



Compton Road Wellingborough NN8 1QG
Freehold Price £235,000

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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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Situated close to the town centre and within walking distance of the railway station is this modern three bedroom, three story end of terrace property built in 2019, which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property further offers a cloakroom, three well proportioned bedrooms to include a 17ft master and 13ft second bedroom, a southerly facing rear garden, allocated parking and no onward chain. The size of the bedrooms should be noted and the accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, cloakroom, three bedrooms, bathroom, gardens to front and rear and allocated parking.

Enter via composite door with obscure glazed insert to.

Entrance Hall

Stairs to first floor landing, laminate flooring, telephone point, radiator, coving to ceiling, openings to lounge and kitchen, door to.

Cloakroom

White suite comprising low flush W.C., pedestal hand wash basin, laminate floor, radiator, extractor vent, coving to ceiling.

Lounge/Dining Room

14' 4" x 13' 8" (4.37m x 4.17m)

uPVC French doors with windows either side to rear garden, laminate flooring, radiator, T.V. point, coving to ceiling.

Kitchen

10' 4" x 7' 4" (3.15m x 2.24m)

Comprising single stainless steel drainer sink unit with cupboards under, base and eye level units providing work surfaces with matching upstands, built in electric oven and and electric hob with electric hob over, plumbing for washing machine, space for slim line dish washer, space for fridge/freezer, laminate flooring, radiator, coving to ceiling, extractor vent, window to front aspect.

First Floor Landing

Window to front aspect, stairs to second floor landing, double radiator, storage cupboard, laminate flooring, coving to ceiling, doors to.

Bedroom Two

13' 8" x 12' 2" (4.17m x 3.71m)

Window to rear aspect, laminate flooring, radiator, coving to ceiling.

Bedroom Three

9' 6" x 7' 2" (2.9m x 2.18m)

Window to front aspect, radiator, laminate flooring, coving to ceiling.

Bathroom

White suite comprising panelled bath with thermostatic shower over, low flush W.C., pedestal hand wash basin, tiled splash back, tiled floor, towel radiator, coving to ceiling, extractor vent.

Second Floor Landing

Storage cupboard, laminate flooring, coving to ceiling, door to.

Bedroom One

17' 3" plus window recess x 10' 1" (5.26m x 3.07m)

Window to rear aspect, radiator, laminate flooring, coving to ceiling.

Outside

Rear - Patio with pergola over, artificial lawn, enclosed by panel fencing, gated pedestrian access to rear, allocated parking.

Front - Mainly laid to lawn.

N.B.

We understand from the vendor there is a service charge payable of £60.00 per annum. This should be confirmed by the purchasers legal representative before a legal 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 C (£2,106 per annum. 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.

