



Total area: approx. 101.0 sq. metres (1087.0 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.



24 Waterside Road Wellingborough NN8 1PB

Freehold Price £270,000

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 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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Situated within walking distance of the railway station, Castlefields park and the town centre, is this well presented three bedroom, three storey end of terrace property which is offered for sale with no chain. The property benefits from uPVC double glazing, gas radiator central heating, a range of built in appliances to include double oven, hob, washing machine, dishwasher, fridge/freezer and further offers a cloakroom, a study area, an ensuite shower room to the master bedroom and off road parking for two vehicles. The accommodation briefly comprises entrance hall, cloakroom, kitchen/breakfast room, lounge, three bedrooms with ensuite shower room to the master, study, bathroom, gardens to front and rear and off road parking.

Enter via composite door with obscure glazed inserts to.

Entrance Hall

Stairs to first floor landing, laminate flooring, double radiator, telephone point, under stairs storage cupboard, doors to.

Cloakroom

White suite comprising low flush W.C., pedestal hand wash basin, tiled floor, radiator, obscure glazed window to front aspect.

Kitchen/Breakfast Room

16' 0" x 7' 11" (4.88m x 2.41m)

Comprising single stainless steel one and a half bowl single drainer sink with cupboards under, built in double electric oven and gas hob with electric hood over and glass splashback, integrated washing machine, dishwasher and fridge freezer, breakfast bar, tiled splash back, tiled floor, radiator, cupboard housing gas fired boiler serving domestic hot water and central heating, window to front aspect.

Lounge

15' 0" x 11' 0" (4.57m x 3.35m)

uPVC French doors with windows either side to rear garden, T.V. point, laminate flooring, two radiators.

First Floor Landing

Radiator, airing cupboard housing hot water cylinder and immersion heater, storage cupboard, doors to.

Bedroom Two

14' 11" max x 9' 7" max (4.55m x 2.92m)

Window to rear aspect, radiator.



Bedroom Three

9' 10" x 7' 11" (3m x 2.41m)

Window to front aspect, radiator, laminate flooring.

Bathroom

White suite comprising panelled bath with mixer shower attachment, low flush W.C., tiled splash back, tiled floor, radiator, obscure glazed window to side aspect.

Study

6' 10" x 6' 1" (2.08m x 1.85m)

Window to front aspect, radiator, stairs to.

Bedroom One

14' 4" max x 11' 5" up to stairs (4.37m x 3.48m)

Skylight window to front aspect, built in wardrobes, over stairs storage cupboard, T.V. point, two radiators, access to loft space, door to.

Ensuite Shower Room

White suite comprising tiled shower enclosure, low flush W.C., wall mounted hand wash basin, tiled floor, electric shavers point, radiator, extractor vent, skylight window to rear aspect.

Outside

Rear - Patio, artificial lawn retained by sleepers, shed, enclosed by featherboard fencing, gated pedestrian access to front.

Front - Small garden laid to slate chippings, two parking spaces.



Energy Performance Rating

We currently await the results of the energy assessment.

Council Tax

We understand the council tax is band C (£2,106 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.

