



Wharf Road Higham Ferrers NN10 8BQ
Freehold Price £225,000

Wellingborough Office ☐
27 Sheep Street Wellingborough
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01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office ☐
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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 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.

Looking for a detached home which can be finished to your own taste, with plans already in place for an extension? This chain-free, three bedroom project includes a newly built detached double garage, off road parking and is available to cash buyers only. The suggested accommodation would briefly comprise entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, gardens to front and rear, double garage and a driveway.

Enter via front door to:

Entrance Hall

Window to front aspect, stairs rising to first floor landing, under stairs storage cupboard with wall mounted gas combination boiler serving domestic central heating and hot water systems (not connected).

Kitchen

8' 1" x 7' 0" (2.46m x 2.13m)
Window to side aspect.

Dining Room

11' 11" x 10' 5" (3.63m x 3.18m)
Through to:

Lounge

13' 7" max into bay x 11' 6" (4.14m x 3.51m)
Bay window to front aspect.

First Floor Landing

Window to side aspect, loft access, through to:

Bedroom One

11' 6" x 11' 6" (3.51m x 3.51m)
Window to front aspect.

Bedroom Two

12' 1" x 10' 4" (3.68m x 3.15m)
Window to rear aspect.

Bedroom Three

9' 1" x 7' 7" (2.77m x 2.31m)
Window to rear aspect.

Bathroom

Window to front aspect.

Outside

Front - Small garden enclosed by low brick wall.

Rear - Large concrete hardstanding which would be ideal for a rear extension or large patio, lawn, enclosed by wooden fencing with gated rear pedestrian access leading to off road parking and:

Double Garage - Two up and over doors.

Energy Performance Rating

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

Council Tax

As the property is currently inhabitable, it is exempt from council tax. We understand it was previously band C but that may be subject to change when the property has been extended/refurbished

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.

