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MIR: Material Info

The Material Information Affecting this Property

Friday 31st January 2025



**JUBILEE STREET, IRTHLINGBOROUGH,
WELLINGBOROUGH, NN9**

Price Estimate : £224,000

Henderson Connellan

43 Nene Court Wellingborough Northamptonshire NN8 1LD

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Property

Type:	Terraced	Price Estimate:	£224,000
Bedrooms:	3	Rental Estimate:	£1,000
Floor Area:	1,033 ft ² / 96 m ²	Yield:	5.36 %
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,704		
Title Number:	NN112230		

Local Area

Local Authority:	North northamptonshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	52	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Low			

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

Planning records for: **46 Jubilee Street Irthlingborough Wellingborough Northamptonshire NN9 5RL**

Reference - 17/02383/FUL	
Decision:	Refused
Date:	16th November 2017
Description:	Two storey side extension.

Planning records for: **48 Jubilee Street Irthlingborough Wellingborough Northamptonshire NN9 5RL**

Reference - 13/01323/FUL	
Decision:	Permitted
Date:	14th August 2013
Description:	Two storey side and single storey rear extension

Planning records for: **42 Jubilee Street Irthlingborough Wellingborough Northamptonshire NN9 5RL**

Reference - 03/00954/OUT	
Decision:	Refused
Date:	20th August 2003
Description:	Residential development

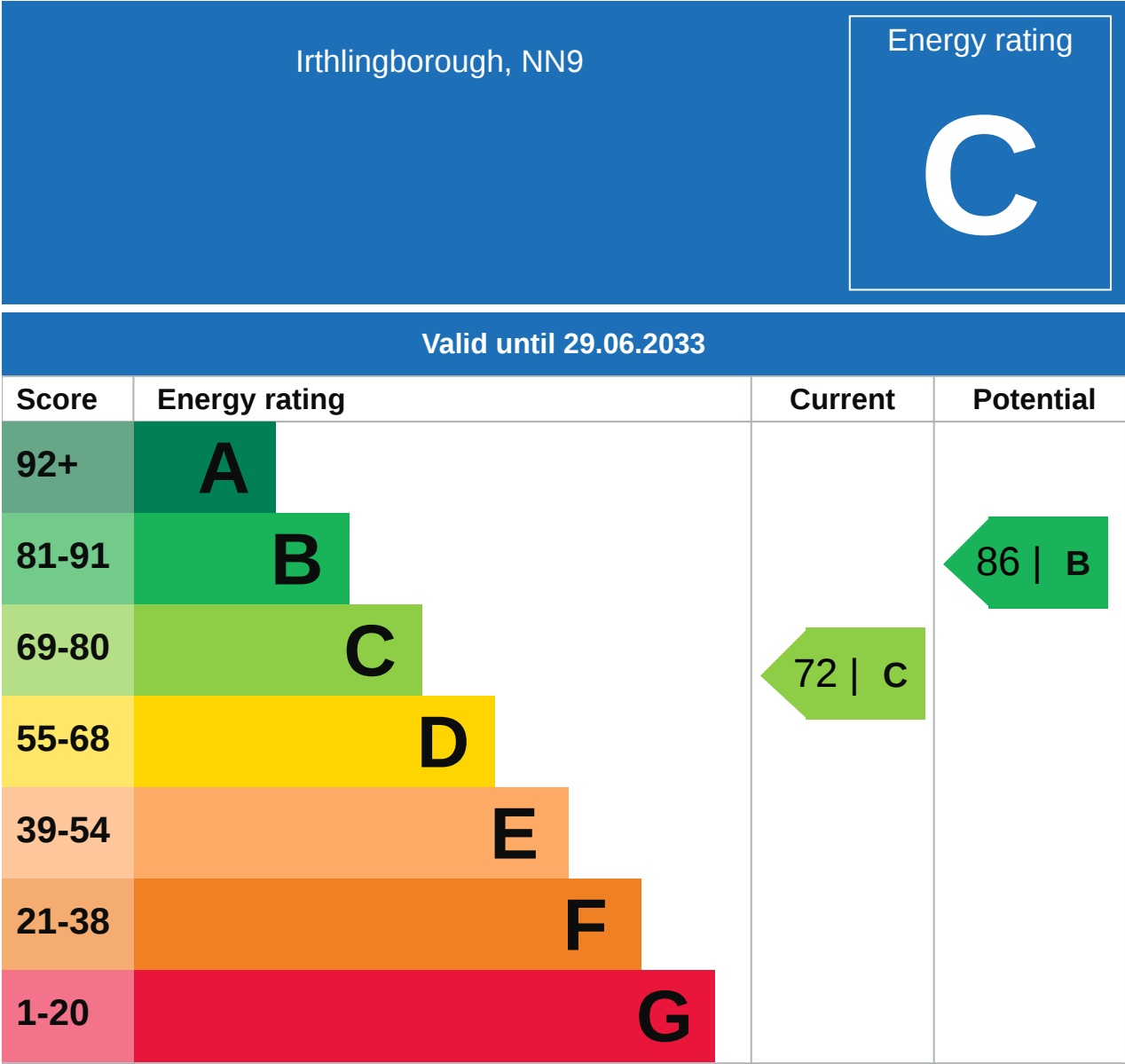
Reference - 07/01943/REM	
Decision:	Withdrawn
Date:	25th September 2007
Description:	Two storey detached house with vehicle turning within plot

Planning records for: **53 Jubilee Street Irthlingborough Wellingborough Northamptonshire NN9 5RL**

Reference - 02/00674/OUT	
Decision:	Refused
Date:	25th July 2002
Description:	Dwellinghouse.

Planning records for: **Buildings Adjacent No. 53 Jubilee Street Irthlingborough Wellingborough Northamptonshire NN9 5RL**

Reference - 00/00667/OUT	
Decision:	Withdrawn
Date:	21st August 2000
Description:	Residential development



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	3
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	96 m ²

Stamp Duty

At the asking price (£260,000), the current stamp duty payments are as follows (as of Feb 2025).

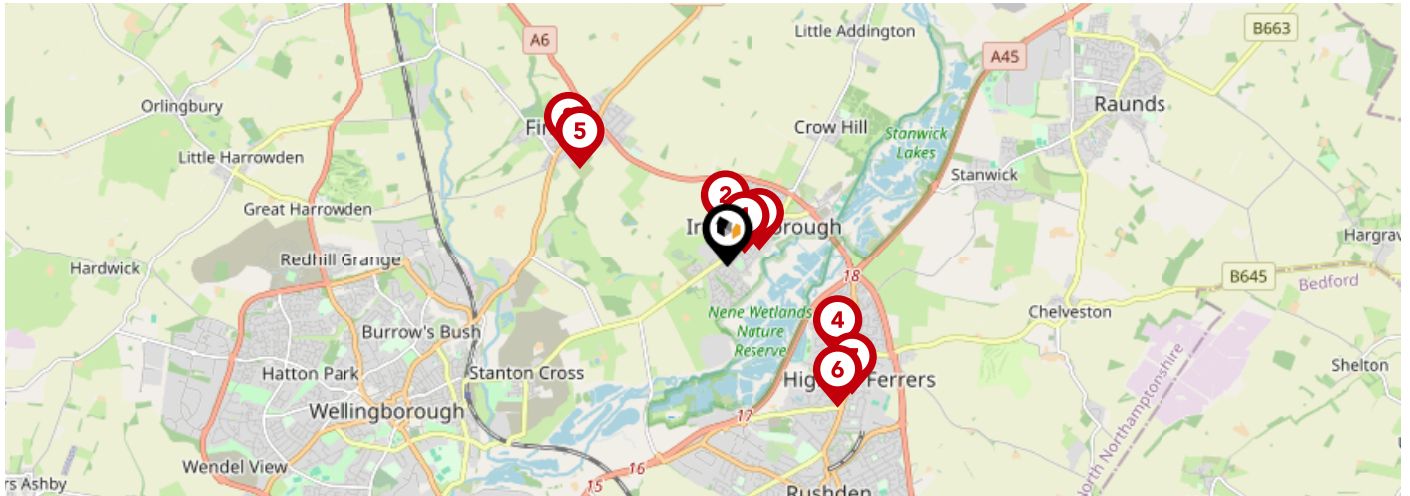
First Time Buyer - £0 (£0 from April 2025)

Moving Home - £500 (£3000 from April 2025)

Additional Property (keeping main residence) - £13,500 (£16,000 from April 2025)

Other

It is believed that part of the roof on the single storey section to the rear of the property contains Asbestos. We would advise buyers to investigate this prior to making an offer, to understand any safety precautions and the potential costs should you wish to replace it.



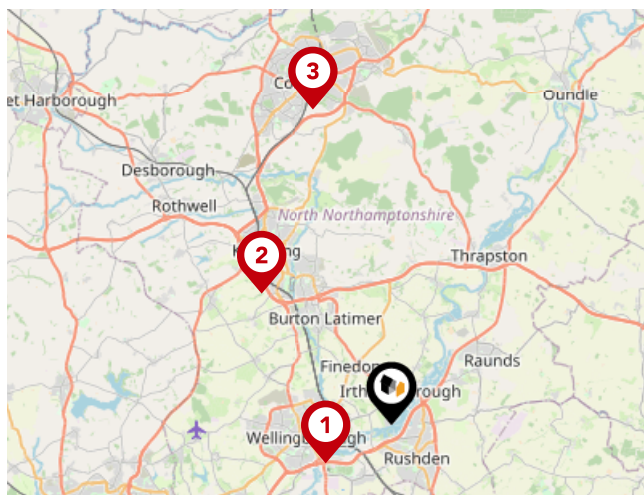
		Nursery	Primary	Secondary	College	Private
1	Irthlingborough Nursery and Infant School Ofsted Rating: Good Pupils: 316 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Huxlow Academy Ofsted Rating: Not Rated Pupils: 854 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Irthlingborough Junior School Ofsted Rating: Good Pupils: 358 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Henry Chichele Primary School Ofsted Rating: Requires improvement Pupils: 401 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Finedon Mulso Church of England Junior School Ofsted Rating: Good Pupils: 199 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Higham Ferrers Nursery and Infant School Ofsted Rating: Good Pupils: 270 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Higham Ferrers Junior School Ofsted Rating: Requires improvement Pupils: 321 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Finedon Infant School Ofsted Rating: Good Pupils: 144 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Chelveston Road School Ofsted Rating: Good Pupils: 92 Distance:1.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Rushden Academy Ofsted Rating: Good Pupils: 892 Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Ferrers School Ofsted Rating: Good Pupils: 928 Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Stanton Cross Primary School Ofsted Rating: Not Rated Pupils: 64 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Denfield Park Primary School Ofsted Rating: Good Pupils: 432 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Stanwick Academy Ofsted Rating: Good Pupils: 199 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Alfred Lord Tennyson School-2 sites (Tennyson Rd and Alfred St) Ofsted Rating: Requires improvement Pupils: 147 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Newton Road School Ofsted Rating: Requires improvement Pupils: 243 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

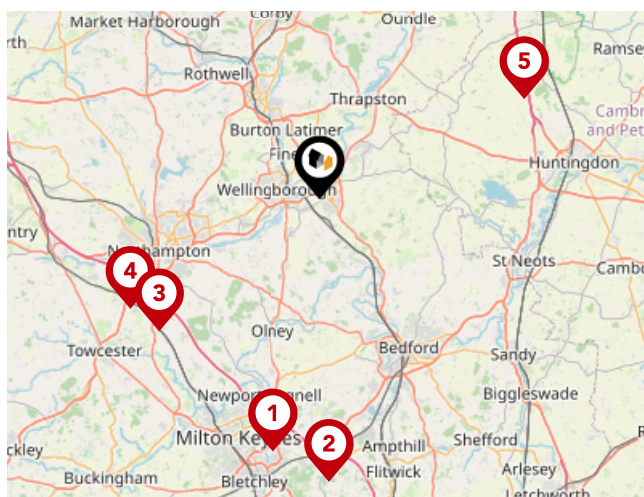
Area

Transport (National)



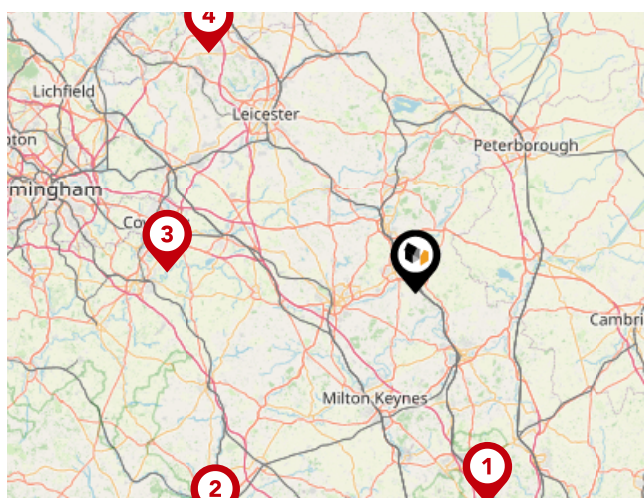
National Rail Stations

Pin	Name	Distance
1	Wellingborough Rail Station	2.78 miles
2	Kettering Rail Station	6.68 miles
3	Corby Rail Station	11.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J14	18.69 miles
2	M1 J13	20.6 miles
3	M1 J15	15.09 miles
4	M1 J15A	15.85 miles
5	A1(M) J15	16.48 miles

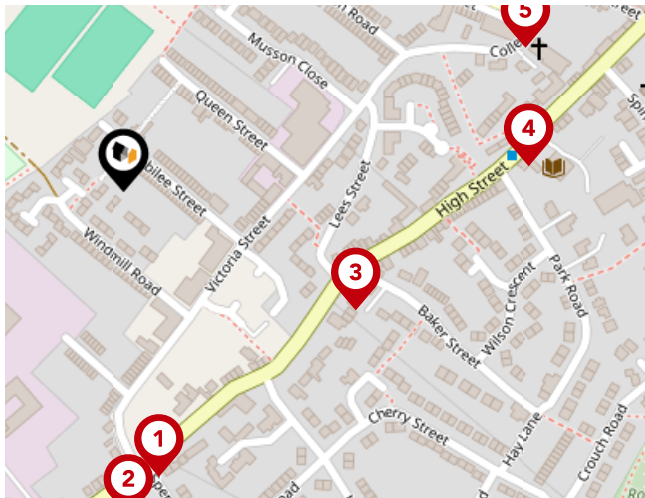


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	32.48 miles
2	Kidlington	44.96 miles
3	Baginton	36.22 miles
4	East Mids Airport	45.73 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Victoria Street	0.16 miles
2	Victoria Street	0.18 miles
3	Baker Street	0.15 miles
4	The Horseshoe PH	0.23 miles
5	Scarborough Street	0.24 miles



Tom Cheshire - Director

Tom first joined Henderson Connellan in 2009 and with his dedication to clients, passion for hard work and desire for success he quickly became the company's benchmark for performance.

As a Director in our Market Harborough Team, Tom's contribution was instrumental in the success of the Branch, gaining number 1 status and delivering an award winning service. As well as extensive Estate Agency experience, Tom has also worked for Rightmove, which gives him a unique approach to the estate agency business. Tom has the ability to offer unrivalled expertise in customer service, property marketing, local market trends and after-sales advice.

The combination of the innovative brand that is Henderson Connellan together with Tom's skills, experience and personality is a union that we're excited to bring to home owners in the Nene Valley. This is why we are; 'Known for Quality, Known as Henderson Connellan'.

Testimonial 1



Having moved many times in the past, Henderson Connellan are hands down the best agents I have ever dealt with. Service was second to none , with continual updates and quick replies to queries, right through to completion. Would not hesitate to recommend them to anyone!

Testimonial 2



Excellent service from Tom and Simon, selling our home very quickly for a really good price. Fully supportive throughout the process. They can be totally recommended to sell your house!

Testimonial 3



The best estate agents ever! Extremely helpful, polite, innovative and they get the job done.

Testimonial 4



Our experience with Henderson Connellan was a very pleasant one, with a house sale that was far from straightforward Tom, Lily and Simon remained professional throughout and always managed to keep the stress to a minimum!



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Henderson Connellan

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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