



Total area: approx. 90.9 sq. metres (978.2 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.

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.

40 Scott Road Wellingborough NN8 3DJ

Freehold Price £250,000

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Offered with no chain is this three bedroom detached bungalow situated on a corner plot with a garage. The property has been extended to provide a 15ft dining area and benefits include gas radiator central heating, uPVC double glazing, uPVC guttering and fascia boards and a refitted shower room. The accommodation briefly comprises porch, entrance hall, lounge/dining room, kitchen/breakfast room, three bedrooms, shower room, gardens to front, side and rear and a garage.

Enter via obscure glazed entrance door with obscure glazed side panel to.

Porch

Further obscure glazed door and side panel to.

Entrance Hall

Radiator, coving to ceiling, telephone point, access to loft space, doors to.

Lounge/Dining Room

Lounge Area

15' 11" x 11' 11" (4.85m x 3.63m)

Window to side aspect, radiator, plasma electric fire, T.V. point, coving to ceiling, through to.

Dining Area

15' 1" x 8' 4" (4.6m x 2.54m)

Patio doors to rear garden, window to side aspect, radiator.

Kitchen/Breakfast Room

11' 10" x 10' 10" plus door recess (3.61m x 3.3m) (This measurement includes the area occupied by the kitchen units) Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, space for cooker, plumbing for washing machine, gas fired boiler serving central heating and domestic hot water, radiator, window to rear aspect, window to side aspect, obscure glazed door to side.

Bedroom One

11' 7" x 11' 5" (3.53m x 3.48m)

Window to front aspect, radiator, range of fitted wardrobes, cabinets and top boxes.

Bedroom Two

11' 4" x 10' 11" (3.45m x 3.33m)

Window to front aspect, radiator, range of fitted wardrobes and dressing table.

Bedroom Three

8' 10" max x 8' 5" max (2.69m x 2.57m)

Window to side aspect, radiator.

Shower Room

White suite comprising tiled shower enclosure, low flush W.C., wash basin with vanity cupboards under, chrome effect towel radiator, inset ceiling lights, built in linen cupboard with radiator, obscure window to side aspect.

Outside

Rear - Mainly paved, slate chippings, plant borders, wooden shed, outside tap, light, fence, gated access to front and side.

Front - Dwarf wall, courtesy light, lawn and various shrubs which extend to side of property and adjoin driveway at rear of property which leads to.

Garage - Electric roller door, window to rear aspect, power and light connected.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,589 per annum. Charges for 2023/2024).

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.

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.

