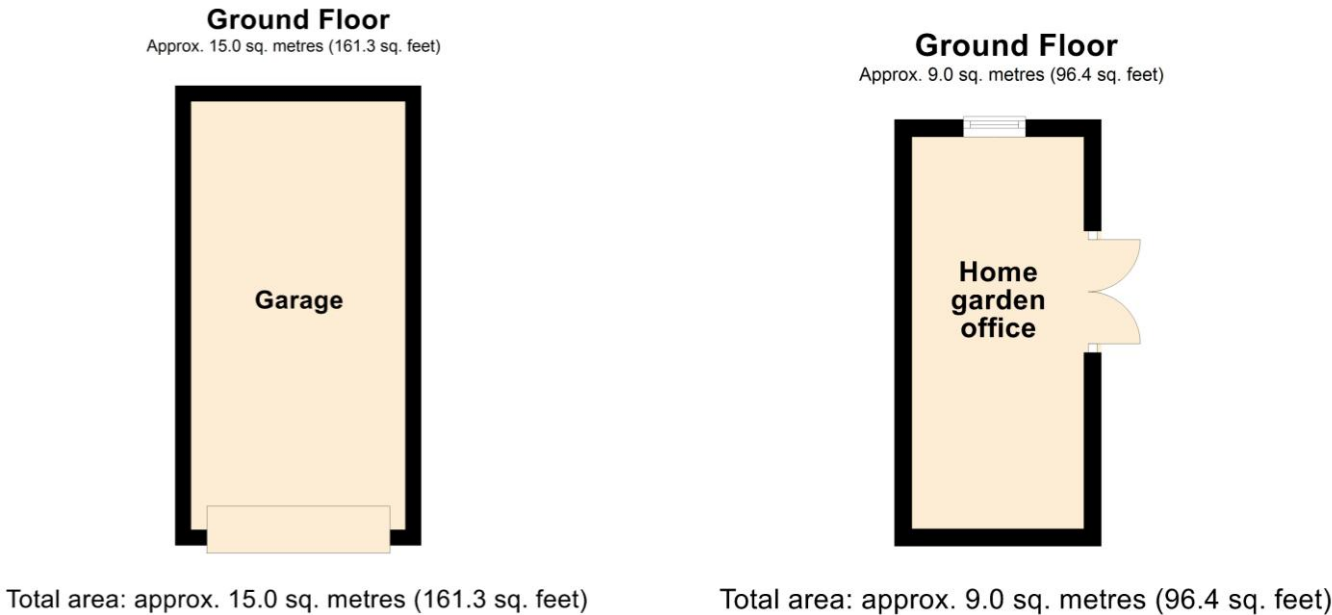


Prescod Close Wellingborough

richard james

www.richardjames.net



Prescod Close Wellingborough NN8 1RW

Freehold Price £190,000

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.

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





**\*\*For sale by Traditional Online Auction to CASH BUYERS ONLY\*\*** Situated just off Irthlingborough Road and local to the railway station is this immaculate three bedroom semi detached which backs onto fields and benefits from uPVC double glazed sash windows, a range of built in kitchen appliances with granite work surfaces, a ensuite shower room to the master bedroom, off road parking leading to a 18ft garage and a 14ft home garden office. The property further offers a cloakroom, gas radiator central heating and a burglar alarm system. Viewing is highly recommended to appreciate the internal condition and rear views. The accommodation briefly comprises entrance hall, cloakroom, kitchen, lounge/dining room, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage. We will be holding an open viewing on Friday 31 January 10am – 11am, Tuesday 4 February 2pm – 3pm, Friday 7 February 12pm – 1pm, Thursday 13 February 12pm – 1pm and Saturday 15 February 10am – 11am. The auction will end 3pm 20 February 2025.

Enter via entrance door.

**Entrance Hall**

Radiator, stairs to first floor landing, door to.

**Cloakroom**

Comprising low flush W.C., wash hand basin, radiator, extractor fan.

**Kitchen**

10' 3" x 7' 5" (3.12m x 2.26m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing granite work surfaces, built in electric oven and hob with extractor fan over, integrated fridge/freezer and washing machine, window to front aspect, tiled floor, radiator.

**Lounge/Dining Room**

15' 5" max x 14' 5" max (4.7m x 4.39m)

uPVC double doors to rear garden, T.V. point, two radiators, window to side and rear aspect, understairs storage cupboard.

**First Floor Landing**

Access to loft space, cupboard housing gas fired boiler serving central heating and domestic hot water, door to.

**Bedroom One**

10' 10" plus wardrobe recess area x 7' 9" (3.3m x 2.36m)

Window to front aspect, radiator, wardrobe recess area, door to.

**Ensuite Shower Room**

Comprising quadrant shower enclosure, low flush W.C., wash basin, obscure glazed window to side aspect, radiator, tiling to wall and floor, extractor fan.

**Bedroom Two**

9' 7" x 7' 9" (2.92m x 2.36m)

Window to front aspect, radiator.

**Bedroom Three**

9' 8" max into recess x 6' 5" max (2.95m x 1.96m)

Window to rear aspect, radiator.

**Bathroom**

Comprising panelled bath, low flush W.C., wash basin, obscure glazed window to front aspect, radiator, tiling to walls and floor, extractor fan.

**Outside**

Front - Barked area, water tap to side, driveway providing off road parking leading to.

Garage - 18ft x 9ft, up and over door.

Rear – Overlooking fields, circular patio area, lawn, wooden decking area, pedestrian gated access, panel fencing,

**Home Garden Office**

14' 10" x 6' 6" (4.52m x 1.98m)

Power and light connected, uPVC double door to rear garden, window to rear aspect.

**N.B.**

The property is available to cash buyers only. The road servicing the property is unadopted and there is no provision in place for the road to be adopted.

The garage has a remaining lease of 992 years. This should be confirmed by a legal representative before entering into a 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 (£1,816 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.

**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](http://www.richardjames.net)

**NOTE FOR BUYERS AND METHOD OF SALE:**

The property is offered for sale by Traditional Online Auction (unless sold prior.) The auction ends on DATE AND TIME. The vendor reserves the right to withdraw, sell or alter the property for sale prior to the auction end date.

Please use the following link to register your online auction account.

[https://www.richardjames.net/online-auctions.php?ba\\_url=%2Fproperty%2F6-prescod-close-wellingborough-nn8-1rw-1643635](https://www.richardjames.net/online-auctions.php?ba_url=%2Fproperty%2F6-prescod-close-wellingborough-nn8-1rw-1643635)

**BUYERS FEES**

The successful purchaser(s) will pay the sum of £5,000 at the end of the auction. From this a buyer's fee of £3,960 (inc VAT) is retained by Richard James/Bamboo as a contribution towards the online platform costs, and £1,040 is payable towards the deposit.

**DEPOSIT PAYMENT**

The Seller and Buyer agree that the Buyer may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction.

The remainder of the 10% deposit payment is to be transferred to the buyer's solicitors and must be in their client account with 48 hours of the auction ending. It is essential that buyers instruct their solicitor in advance of the auction.

**LEGAL PACK**

Copies of the legal pack are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

