



**Knox Road Wellingborough NN8 1HW**  
**Freehold Price £180,000**

**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



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.

**Ideal for a first time buyer or investor is this vacant two bedroom terrace property set over three floors which is within walking distance of the town and railway station. Benefits include a 24ft kitchen/dining room with built in appliances, a refitted bathroom, gas radiator central heating and uPVC double glazing. The property further offers a study and newly laid carpets and laminate flooring throughout. There is also planning permission which was granted in June 2022 to extend the property and convert it to a one bedroom flat and a two bedroom duplex flat. Details are available on the North Northamptonshire planning portal. The accommodation briefly comprises entrance hall, lounge, study, kitchen, dining area, two bedrooms, bathroom, and garden to rear.**

Enter via uPVC door

#### Entrance Hall

Stairs to first and ground floor, radiator, laminate flooring, window to rear aspect.

#### Lounge

12' 0" max x 11' 7" max (3.66m x 3.53m)

Window to front aspect, radiator, laminate flooring.

#### Study

8' 2" x 5' 9" (2.49m x 1.75m)

Radiator, laminate flooring, built in cupboard.

#### Bathroom

9' 5" max x 5' 9" max (2.87m x 1.75m)

Refitted to comprise panelled bath with shower over, wash hand basin set in vanity unit, cupboard housing gas fired boiler serving central heating and domestic hot water, low flush W.C., obscure glazed window to rear aspect, towel rail, extractor fan.

#### Lower Ground Floor

Walk in cloaks cupboard, door to.

#### Kitchen/Dining Room

Overall measurement 24' 4" max x 11' 6" max

#### Kitchen

(This measurement includes the area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and gas hob with extractor fan over, integrated fridge/freezer, radiator, uPVC door and window to rear aspect, extractor fan, laminate flooring.

#### Dining Area

Obscure window to front aspect, radiator, laminate flooring, walk in storage area.

#### First Floor Landing

Window to rear aspect, built in cupboard, access to loft space, door to.

#### Bedroom One

15' 0" max x 11' 11" max (4.57m x 3.63m)

Two windows to front aspect, two radiators, laminate flooring.

#### Bedroom Two

12' 1" max x 9' 5" max (3.68m x 2.87m)

Window to rear aspect, radiator, laminate flooring.

#### Outside

Front - Retaining wall, steps.

Rear - Patio running width of property, laid to laid, pedestrian side access, wooden fencing.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band B (£1,511 per annum. Charges for 2022/2023).

#### 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](http://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.**

