



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.

James Road Wellingborough NN8 2LR
Freehold Price £280,000

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 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.

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Offering 1,283 sq.f (119 sq.m) of living space is this three bedroom semi-detached property that is situated conveniently to shops and schools. The property has been extended to the ground floor and provides a 35ft lounge/dining room/study, 21ft kitchen/breakfast room, cloakroom and a 17ft x 11ft garage. Benefits include uPVC double glazing, gas radiator central heating and built in kitchen appliances. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room/study, kitchen/breakfast room, three bedrooms, bathroom, garden to front and rear and a oversized garage.

Enter via entrance door with obscure glazed windows either side.

Entrance Hall

Radiator, dado rail, wood effect laminate floor, stairs to first floor landing, door to.

Kitchen/Breakfast Room

21' 6" x 12' 3" plus recess (6.55m x 3.73m)

Kitchen Area

(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 work surfaces, tiled splash areas, built in electric oven, gas hob with extractor hood over, plumbing for dish washer, plumbing for washing machine, space for fridge freezer, wood effect floor, coving to ceiling, window to rear aspect, glazed door to rear garden, door to garage.

Breakfast Area

Radiator, wood effect laminate floor, coving to ceiling, door to lounge/dining room/study, door to.

Cloakroom

Low flush W.C, wash basin set in worksurface with vanity cupboard, tiled splash areas, electric heater, obscure glazed window to rear aspect, obscure glazed window to breakfast area.

Lounge/Dining Room/Study

35' 0" into bay x 12' 5" into chimney breast recess (10.67m x 3.78m)

Open plan living space, half bay window to front aspect, three radiators, chimney with wooden fire surround and coal effect gas fire fitted, mock exposed ceiling beams, television point, dado rail, wall light points, wood effect laminate floor, window to rear aspect, obscure glazed door to rear.

First Floor Landing

Obscure glazed window to front side aspect, radiator, dado rail, access to loft space with ladder, light and boarding, doors to.

Bedroom One

13' 11" x 11' 3" beyond wardrobes (4.24m x 3.43m)

Window to front aspect, radiator, fitted wardrobes, mock exposed ceiling beams.

Bedroom Two

11' 3" x 10' 0" (3.43m x 3.05m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Three

8' 11" x 7' 8" (2.72m x 2.34m)

Window to front aspect, radiator, fitted wardrobes and over head cupboards.

Bathroom

Comprising corner bath with shower fitted over, panelled hand was basin, tiled splash areas, radiator, airing cupboard housing gas fired boiler serving gas central heating and domestic hot water, obscure glazed window to side aspect, obscure glazed window to rear aspect, wood effect floor.

Outside

Rear - Patio, lawn, border of plants, vegetable patch, outside tap, wooden playhouse, wooden fence.

Front - Brick retaining wall, paving, plant and scrub border, courtesy light, block paved driveway for to cars to.

Garage - 17' 9" x 11' 3", electric up and over door, 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 C (£1,903.72 per annum. Charges for 2024/2025).

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.

