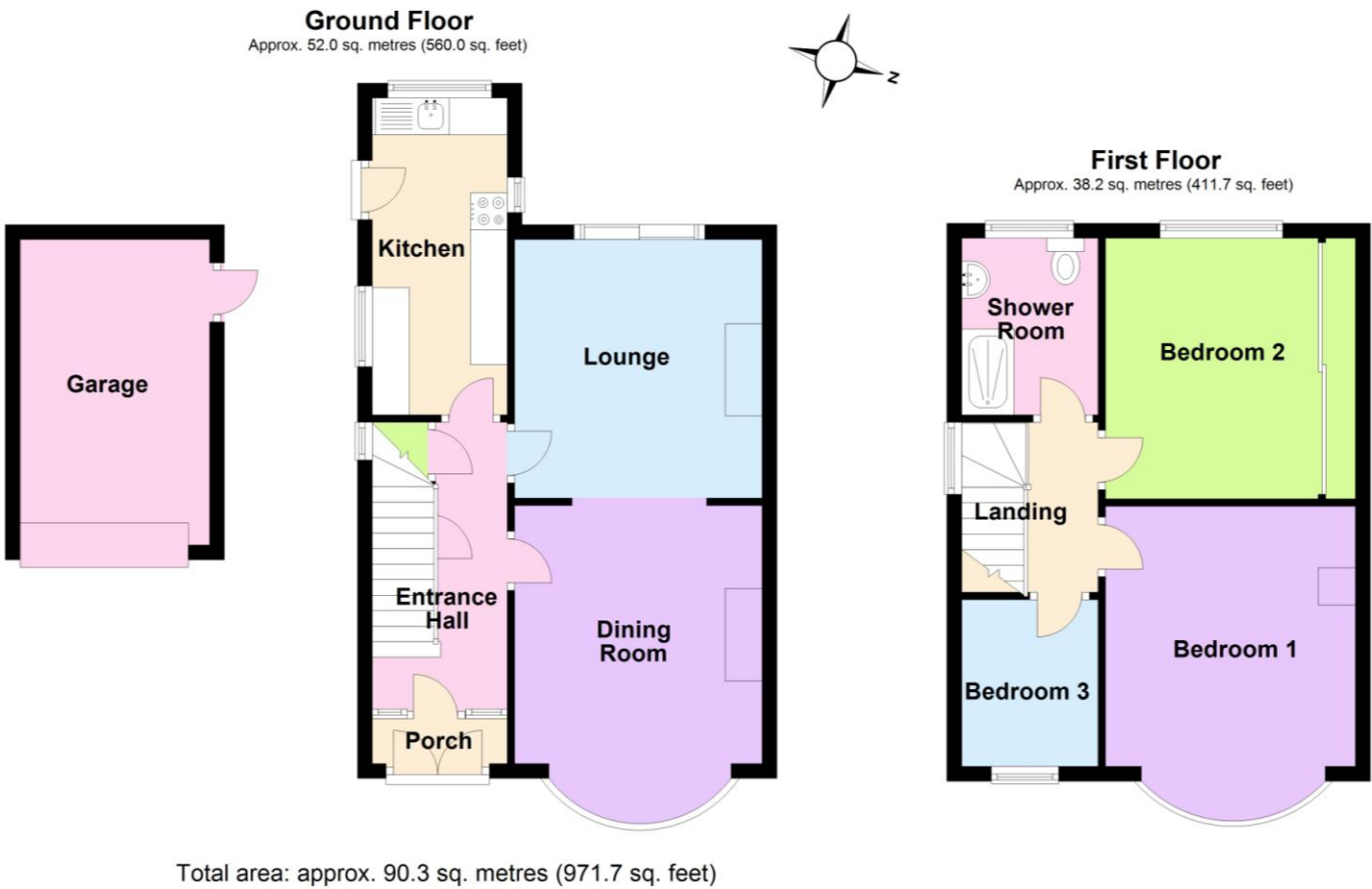


First Avenue Wellingborough

richard james

www.richardjames.net



First Avenue Wellingborough NN8 3PU
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



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.

Occupying a corner plot is this mature three bedroom semi-detached property which requires updating and is offered with no chain. The property benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted shower room and a single detached garage. The property has the potential to extend, subject to consent. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, three bedrooms, shower room, gardens to front, side and rear and single garage.

Enter via uPVC double doors.

Entrance Porch
Door to.

Entrance Hall
Stairs to first floor landing, radiator, larder downstairs with window to side aspect, further cupboard downstairs.

Lounge/Dining Room
25' 3" into bay x 11' 0" max (7.7m x 3.35m) Overall measurement

Dining Room Area
Bay window to front aspect, radiator.

Lounge Area
uPVC patio doors to rear garden, feature fireplace with coal effect gas fire fitted, T.V point, radiator.

Kitchen
14' 1" x 5' 10" (4.29m x 1.78m) (This measurement includes area occupied by the kitchen units)
Comprising single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, free standing gas cooker, plumbing for washing machine, window and door to side aspect, wall mounted gas fired boiler serving gas fired boiler serving central heating and domestic hot water, window to rear aspect, radiator, window to side aspect, tiled floor.

First Floor Landing
Obscure glazed window to side aspect, access to loft space, doors to.

Bedroom One
13' 9"into bay x 11' 0" max (4.19m x 3.35m)
Bay window to front aspect, freestanding wardrobe with mirrored front, further built in wardrobes and cupboards, double radiator.

Bedroom Two
11' 6" max x 9' 5" into wardrobe (3.51m x 2.87m)
Window to rear aspect, radiator, built I wall to wall wardrobes with clothes rail and shelving with top boxes over.

Bedroom Three
7' 2" x 6' 0" (2.18m x 1.83m)
Window to front aspect, radiator.

Shower Room
Comprising enclosed shower cubicle, wash basin set in vanity unit, low flush W.C, obscure glazed window to rear aspect, towel rail, laminate flooring, extractor fan.

Outside
Front and side - Mainly laid to lawn, various shrubs, plants, small trees and bushes, retaining brick wall, driveway providing off road parking leading to.

Garage - Up and over door, power and light, door to garden.

Rear and side - Mainly laid to lawn, shrubs, enclosed by panelled fencing, two wooden sheds, pedestrian gated access to front.

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 (£1,904 per annum. Charges for enter year).

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.

