



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.



Moreton Avenue Wellingborough NN8 2JE Freehold Price £385,000

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



Offered with no chain is this well presented four bedroom detached which has been upgraded by the present vendors and benefits from uPVC double glazing with window shutters to the majority of windows, gas radiator central heating, log burner in the lounge, a refitted 25ft kitchen/dining room with built in kitchen appliances and motion detector LED plinth lighting, a refitted bathroom suite and bamboo flooring to the ground floor accommodation. The property further offers a refitted cloakroom, master bedroom with refitted ensuite shower room, fully owned solar panels with storage batteries assisting in providing electricity and hot water and an EV charging point. The garage has been converted to provide a utility room and store and the rear garden has been landscaped which includes a log fired hot tub. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility room, store, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via part obscure glazed composite door to.

Entrance Hall

Stairs to first floor landing, bamboo flooring, under stairs storage cupboard with slide out shoe racks, dado rail, doors to.

Cloakroom

White suite comprising concealed cistern low flush W.C, hand wash basin with vanity cupboard under, tiled splash backs, bamboo flooring, radiator, obscure glazed window to front aspect.

Lounge

16' 3" into bay narrowing to 14' 2" x 10' 2" (4.95m x 3.1m)
Box bay window to front aspect, log burner with quartz granite tiled hearth, gas point, two radiators, T.V point, telephone point, bamboo flooring, coving to ceiling, through to.

Kitchen/Dining Room

25' 8" x 10' 9" plus door and stair recess narrowing to 8' 10" (7.82m x 3.28m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise stainless steel sink with cupboards under, base level units providing work surfaces, two larder cupboards one housing gas fired boiler serving central heating and domestic hot water, built in electric oven and induction hob with contemporary extractor over, integrated dishwasher and fridge, sensor operated LED plinth lights, tiled splash backs, bamboo flooring, two radiators, glazed uPVC door to rear garden, uPVC French doors to rear garden, window to rear aspect, obscure glazed door to.

Utility Room

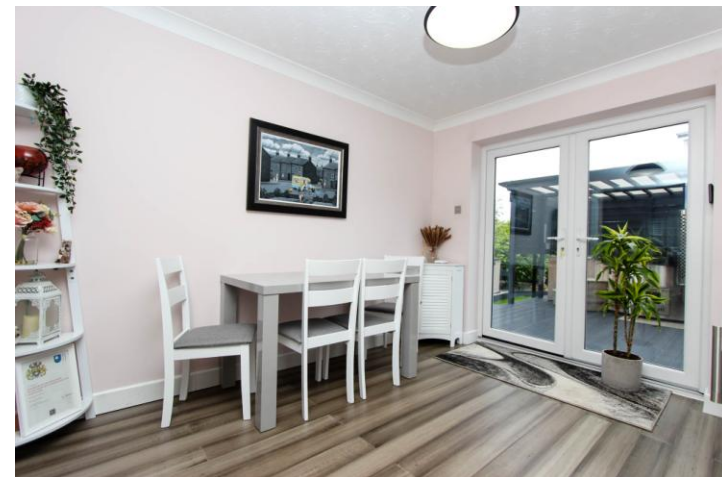
Base and eye level units providing work surfaces, space for fridge/freezer, plumbing for washing machine, door to.

Store

Electric roller door.

First Floor Landing

Access to loft space with loft ladder and boarding, airing cupboard housing hot water cylinder and immersion heater, dido rail, door to.



Bedroom One

12' 9" x 10' 10" widening to 13' 0" (3.89m x 3.3m)

Window to front aspect, over stairs wardrobe with sliding door, radiator, door to.

Ensuite Shower Room

Refitted white suite comprising walk in shower with digital shower thermostat, concealed cistern low flush W.C and hand wash basin set in vanity unit, tiled walls, bamboo flooring, towel radiator, extractor vent, obscure glazed window to front aspect.

Bedroom Two

10' 2" up to wardrobe x 9' 8" (3.1m x 2.95m)

Window to rear aspect, fitted sliding door wardrobe, radiator.

Bedroom Three

12' 8" max beyond wardrobes x 8' 1" max (some restricted headroom) (3.86m x 2.46m)

Window to front aspect, fitted sliding door wardrobes, radiator.

Bedroom Four

9' 9" max narrowing to 6' 6" x 8' 9" (2.97m x 2.67m)

Window to rear aspect, laminate floor, radiator.

Bathroom

Refitted to comprise paneled bath with thermostatic shower over, concealed cistern low flush W.C and hand wash basin set in vanity unit, radiator, tiled splash backs, tiled floor, extractor vent, obscure glazed window to rear aspect.

Outside

Rear - Mainly laid to lawn, decking with log fired hot tub and privacy screen, raised decked seating area, boarders retained by deck boards with decorative stone chippings, two water features, outside tap, small patio, gated pedestrian access to front, further double gated access to front, metal shed, enclosed by fencing.

Rear - Double width driveway, electric charging point, laid to lawn, brick retaining wall.



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 D (£2,142 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.

