



81 Oakway Wellingborough NN8 4SD
Freehold Price £240,000

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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.

Located in the popular residential area of the Pyghtle and situated within walking distance to Oakway Academy and Sir Christopher Hatton is this three bedroom semi detached which requires updating yet benefits from an extended 10ft sitting room, gas radiator central heating, part uPVC double glazing and off road parking for several vehicles leading to a garage exceeding 21ft in length. The property is offered with a no chain situation. The accommodation briefly comprises entrance hall, lounge/dining room, sitting room, kitchen, three bedrooms, bathroom, separate W.C., gardens to front and rear and a garage.

Enter via glazed door.

Entrance Porch

Glazed door to.

Entrance Hall

Stairs to first floor landing, understairs storage cupboard, radiator, door to.

Lounge/Dining Room

19' 2" max x 13' 5" max (5.84m x 4.09m)

Window to front aspect, feature fireplace with coal effect gas fire fitted, radiator, glazed door to.

Sitting Room

10' 11" max x 9' 9" max (3.33m x 2.97m)

Window to rear and side aspect, radiator, door to side aspect.

Kitchen

12' 0" max x 8' 10" max (3.66m x 2.69m) (This measurement includes area occupied by the kitchen units)

Comprising double drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, freestanding cooker, window to rear aspect, space for fridge and freezer, space for washing machine, door and window to side aspect, cupboard housing gas fired boiler serving central heating and domestic hot water.

First Floor Landing

Access to loft space, window to side aspect, doors to.

Bedroom One

11' 2" max x 9' 10" max (3.4m x 3m)

Window to front aspect, radiator, built in wardrobes with top boxes over.

Bedroom Two

12' 11" max x 9' 0" max (3.94m x 2.74m)

Window to rear aspect, radiator, airing cupboard housing hot water cylinder.

Bedroom Three

9' 10" x 6' 10" (3m x 2.08m)

Window to front aspect, radiator, built in cupboard.

Bathroom

Comprising bath with shower over, wash hand basin, obscure glazed window to rear aspect, radiator.

Separate W.C.

Comprising low flush W.C., obscure glazed window to side aspect.

Outside

Front - Mainly paved, retaining wall, driveway providing off road parking for several vehicles leading to.

Garage - Exceeding 21ft in length - Up and over door.

Rear - Mainly laid to lawn, various plants, shrubs and flowers, enclosed by panel fencing, water tap, brick built shed.

Energy Performance Rating

This property has an energy rating of TBC. 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 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.

