



Total area: approx. 101.5 sq. metres (1092.7 sq. feet)



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.

Grafton Close Wellingborough NN8 5WA

Freehold Price £244,000

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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Situated in a cul-de-sac off Barnwell Road local to Redwell shops, school and leisure centre is this three bedroom semi-detached property that requires some general updating yet benefits from uPVC double glazed doors and windows and gas radiator central heating. The property further offers study, a 19ft conservatory, a cloakroom, utility room, store, a south/west facing rear garden and off road parking for several vehicles. The accommodation briefly comprises entrance hall, lounge, study, conservatory, cloakroom, kitchen, rear lobby, utility room, three bedrooms, bathroom, garden to rear, store and off road parking.

Enter via composite door with obscure glazed inserts to.

Entrance Hall

Laminated floor, stairs to first floor landing, telephone point, radiator, coving to ceiling, through to.

Lounge

12' 7" x 12' 3" max (3.84m x 3.73m)

Window to front aspect, television point, radiator, laminated floor, coving to ceiling, through to.

Study

9' 8" x 5' 4" (2.95m x 1.63m)

Laminated floor, radiator, coving to ceiling, obscure glazed door to kitchen, obscure glazed door to.

Conservatory

19' 7" x 8' 5" (5.97m x 2.57m)

Patio door to rear garden, window to rear aspect, radiator, power and light connected, door to.

Cloakroom

White suite comprising low flush W.C, hand wash basin, tiled splash backs, extractor vent.

Kitchen

9' 10" x 9' 7" (3m x 2.92m)

(This measurement includes area occupied by the kitchen units)

Comprising stainless steel single drainer sink unit with cupboards, base and eye level units providing work surfaces, electric cooker point, extractor hood, space for under cooker appliances, tiled splash backs, radiator, obscure glazed door through to.

Rear Lobby

Space for fridge/freezer, radiator, base and eye level units, work surface, laminated floor, door to store, door to.

Utility Room

Work surface, plumbing for washing machine, wall mounted gas fired boiler serving domestic hot water and central heating, tiled splash backs, glazed uPVC door to rear garden.

First Floor Landing

Access to loft space, window to side aspect, radiator, laminated floor, doors to.

Bedroom One

11' 4" x 9' 6" (3.45m x 2.9m)

Window to front aspect, radiator.

Bedroom Two

11' 1" x 8' 8" max (3.38m x 2.64m)

Window to rear aspect, radiator.

Bedroom Three

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

Window to front aspect, fitted bed, radiator.

Bathroom

White suite comprising panelled curved bath, low flush W.C, hand wash basin, tiled splash backs, extractor vent, laminated floor, towel radiator, obscure glazed window to rear aspect.

Outside

Rear - Mainly laid to lawn, patio, shed, tree, enclosed by fencing.

Front - Mainly laid to gravel, fencing, off road parking for several vehicles, hedges.

Store - Up and over door, power and light.

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 B (£1,665.77 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.

