



**Harrison Close Wellingborough NN8 3JW**  
**Freehold Price £250,000**

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
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**Rushden Office**   
74 High Street Rushden  
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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.

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.

**Situated in a cul-de-sac just off Edwards Drive is this three bedroom semi-detached which benefits from a 18ft refitted kitchen/dining room with a range of built in appliances, an extended 12ft sitting room, a refitted bathroom, warm air heating and uPVC double glazing. The property further offers a 60ft x 34ft west facing garden and a single detached garage. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, sitting room, three bedrooms, bathroom, gardens to front and rear and a garage.**

Enter via entrance door.

#### **Entrance Hall**

Stairs to first floor landing with cupboard, tiled floor, door to.

#### **Lounge**

13' 4" max x 11' 3" max (4.06m x 3.43m)

Window to front aspect, T.V point, feature fireplace with stone electric fire, laminate flooring, warm air vent.

#### **Kitchen/Dining Room**

18' 4" max x 11' 8" max (5.54m x 3.56m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink with cupboard under, range of base and eye level units providing work surfaces, built in electric oven and electric hob with extractor fan over, integrated dishwasher and washing machine, window to rear aspect, cupboard housing gas fired boiler serving warm air vents and domestic hot water, tiled floor, door to side aspect, through to.

#### **Sitting Room**

12' 2" max x 8' 1" max (3.71m x 2.46m)

uPVC double glazed double doors to rear garden, laminate wooden floor, window to rear aspect, T.V point.

#### **First Floor Landing**

Obscure glazed window to side aspect, airing cupboard housing water cylinder, further built in cupboard, access to loft space with ladder, door to.

#### **Bedroom One**

10' 4" up to wardrobe x 9' 3" max (3.15m x 2.82m)

Window to front aspect, built in wardrobes with clothing rail and shelving, bedside cabinet, warm air vent, laminate flooring.

#### **Bedroom Two**

10' 5" max x 9' 5" max (3.18m x 2.87m)

Window to rear aspect, war air vent, laminate flooring.

#### **Bedroom Three**

8' 6" max x 8' 5" max (2.59m x 2.57m)

Window to rear aspect, laminate flooring.

#### **Bathroom**

Comprising panelled bath with shower over, low flush W.C, wash hand basin, obscure glazed window to front and side aspect, tiled floor, downlights to ceiling, towel rail, tiled walls.

#### **Outside**

Front - Mainly laid to lawn, driveway providing off road parking leading to.

Single Garage - Up and over door and light.

Rear - Approx. 60ft x 34ft and west facing, patio area, mainly laid to lawn, various shrubs, plants, wooden fencing, pedestrian gated access to front.

#### **Energy Performance Rating**

This property has an energy rating of E. 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](http://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.**

