



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.

Ranelagh Road Wellingborough NN8 1HS Freehold Price £395,000

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 local to the town centre and railway station is this rarely available three bedroom property built circa late 1800's which offers accommodation over 1800 sq.ft. The property benefits from mainly uPVC sash windows, a 22ft x 18ft refitted kitchen with built in appliances, a refitted 13ft bathroom, gas radiator central heating, a refitted ensuite shower room to bedroom three, utility room, downstairs shower room, uPVC double glazed conservatory, a cellar and a rear garden approx. 62ft in length. Character features include high ceilings, stripped doors, fireplaces and high skirting boards. The accommodation briefly comprises entrance hall, lounge, dining room, cellar, kitchen/breakfast room, conservatory, utility room, shower room, three bedrooms with an ensuite shower room to bedroom three, bathroom and gardens to front and rear.

Enter via entrance door

Entrance Hall

Stairs to first floor landing, radiator, Kamdean floor, door to.

Lounge

17' 1" into bay x 11' 1" max (5.21m x 3.38m)

Bay window to front aspect, radiator, feature fireplace, Kamdean floor, coving to ceiling.

Dining Room

16' 3" into bay x 11' 2" max (4.95m x 3.4m)

Bay window to front aspect, radiator, fireplace with wood burner, uPVC double doors to conservatory.

Cellar

16' 7" into bay x 10' 10" Max. (5.05m x 3.3m)

Power and light.

Kitchen/Breakfast Room

22' 8" into bay x 14' 2" max (6.91m x 4.32m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboards under, island with cupboards under, built in electric double oven with five ring gas hob and extractor fan over, integrated dishwasher, radiator, wall mounted gas fire, radiator, window to side aspect, uPVC double doors to.

Conservatory

12' 2" max x 10' 4" max (3.71m x 3.15m)

Of brick and uPVC, tiled floor, uPVC double doors to rear garden.

Utility Room

Comprising sink unit with cupboard under, space for washing machine and tumble dryer, space for fridge/freezer, skylight window, tiled floor, uPVC double glazed door to rear garden, door to.

Shower Room

Comprising double tiled shower enclosure, low flush W.C, hand wash basin, skylight window, tiled floor.



First Floor Landing

Two windows to rear garden, access to loft space with ladder, door to.

Bedroom One

14' 7" max x 9' 10" max (4.44m x 3m)

Window to front aspect, radiator, built in wardrobes either side of fireplace, radiator, laminate flooring.

Bedroom Two

14' 3" x 11' 2" (4.34m x 3.4m)

Window to front and rear aspect, feature fireplace, door to dressing room with window to front aspect, wooden effect flooring.

Bedroom Three

10' 8" x 9' 1" (3.25m x 2.77m)

Feature fireplace, skylight window, radiator, door to.

Ensuite Shower Room

Comprising tiled quadrant shower enclosure, low flush W.C, wash hand basin, extractor fan, wooden flooring.

Bathroom

13' 4" max x 7' 8" plus door recess (4.06m x 2.34m)

Comprising shower enclosure, panelled bath, wash hand basin set in vanity unit, low flush W.C, cupboard housing gas fired boiler serving central heating and domestic hot water, obscure glazed window to side aspect, radiator, skylight window.

Outside

Front - Hedges and bushes. The property currently has off road parking, however the parking area does fall within the planning application of the new dwelling.

Rear - Approx. 62 sq. ft - Decking area, lawn, brick built outbuilding in two sections with power and light, second patio area, pedestrian gated access



N.B - There is a further garden adjacent to the property which measures 63ft x 36ft and had outline planning granted for a three bedroom detached in 2017 under application WP/17/00414/OUT We understand the current vendor is going to re-submit the planning application again.

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 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.

