



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.

## Blenheim Road Wellingborough NN8 5YJ

### Freehold Price £310,000

**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





Situated within walking distance to Redwell school and shops is this four bedroom semi detached which is offered in excellent condition and benefits from an 18ft refitted kitchen with a range of built in appliances, a refitted shower room, uPVC double glazed doors and windows, a 14ft x 12ft uPVC conservatory and a cloakroom. Viewing is highly recommended to appreciate the size of the bedrooms especially the 9ft third bedroom. The accommodation briefly comprises entrance porch, lounge, cloakroom, kitchen/dining room, uPVC conservatory, four bedrooms, shower room, gardens to front and rear and off road parking.

Enter via replacement entrance door.

#### Entrance Porch

Tiled floor, door to.

#### Lounge

19' 7" max x 10' 8" plus stairs recess (5.97m x 3.25m)

Window to front aspect, radiator, laminate floor, through to kitchen/dining room, door to.

#### Cloakroom

Comprising low flush W.C., wash hand basin, tiled floor, extractor fan.

#### Kitchen/Dining Room

18' 8" x 9' 4" (5.69m x 2.84m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer sink unit with cupboards under, range of base and eye level units providing worksurfaces, built in electric double oven and hob with extractor fan over, integrated dishwasher and washing machine, space for fridge/freezer, window to rear aspect, wooden floor, radiator, door to.

#### Conservatory

14' 1" max x 11' 11" max (4.29m x 3.63m)

uPVC double doors to rear garden, vertical radiator, tiled floor.

#### Bedroom Four

13' 9" upto wardrobe x 7' 8" max (4.19m x 2.34m)

Window to front aspect, radiator, wall to wall wardrobes, laminate floor, access to loft space.

#### First Floor Landing

Access to loft space, doors to.

#### Bedroom One

12' 6" max x 9' 3" max (3.81m x 2.82m)

Window to rear aspect, vertical radiator, laminate wooden floor, downlights to ceiling.

#### Bedroom Two

9' 7" x 9' 4" (2.92m x 2.84m)

Window to rear aspect, radiator.

#### Bedroom Three

9' 2" max x 8' 8" max (2.79m x 2.64m)

Window to front aspect, radiator.

#### Shower Room

Walk in shower enclosure, wash hand basin set in vanity unit, low flush W.C., towel rail, obscure glazed window to front aspect, tiled floor, extractor fan.

#### Outside

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

Rear - Patio area, laid to lawn, shed, pedestrian gated access to front, enclosed by panelled fencing, water tap, pedestrian gated access to front.

#### 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 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.**

