



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.

## Chaucer Road Wellingborough NN8 3NL

### Freehold Price £225,000

**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



**A vacant three bedroom semi-detached house that requires general updating yet benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property provides both a downstairs shower room and a first floor bathroom and offers scope to provide off road parking and a wider rear garden by removing the side wall and gaining consent from the local authority. The accommodation briefly comprises entrance hall, shower room, lounge/dining room, kitchen, three bedrooms, bathroom and gardens to front and rear.**

Enter via entrance door with obscure glazed inserts to.

#### Entrance Hall

Radiator, stairs to first floor landing, doors to.

#### Shower Room

Comprising tiled shower enclosure, pedestal hand wash basin, low flush W.C, electric heater, obscure glazed window to rear aspect.

#### Lounge/Dining Room

19' 3" into chimney breast recess x 11' 10" (5.87m x 3.61m)

Two windows to front aspect, radiator, fitted coal effect gas fire, picture rail, T.V point, understairs storage cupboard with obscure glazed window to side aspect.

#### Kitchen

10' 6" max x 9' 5" max (3.2m x 2.87m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, gas hob and extractor hood over, plumbing for washing machine, space for fridge/freezer, built in cupboard/pantry with obscure glazed window to rear aspect, window and part obscure glazed door to rear garden.

#### First Floor Landing

Obscure glazed window to side aspect (over stairs), access to loft space, doors to.

#### Bedroom One

11' 11" x 10' 11" into chimney breast recess (3.63m x 3.33m)

Window to front aspect, radiator, range of fitted wardrobes and further cupboard housing gas fired boiler serving central heating and domestic hot water.

#### Bedroom Two

10' 11" x 10' 6" (3.33m x 3.2m)

Window to rear aspect, radiator, fitted wardrobes and drawers.

#### Bedroom Three

8' 10" x 8' 0" (2.69m x 2.44m)

Window to front aspect, radiator.

#### Bathroom

White suite comprising panelled bath with mixer shower over, wash hand basin set in vanity unit, tiled splash areas, radiator, wood effect floor, obscure glazed window to rear aspect.

#### Separate W.C

Low flush W.C, wood effect floor, obscure glazed window to rear aspect.

#### Outside

Rear - Block paved patio, lawn, gravel, various plants and shrubs, greenhouse, outside light, brick built store, wooden fence, brick wall, gated access to front, rear section of garden offers scope to create off road parking subject to removal of wall and consent to drop kerb and will allow space to extend garden to side.

Front - Paved with hedge and shrubs, garden also extends to side with further hedge and lawn.

#### 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 B (£1,666 per annum. Charges for 2014/2025).

#### 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.**

