



The Old School Rooms West Street Wellingborough NN8 4LY
Freehold Price £400,000

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.

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Situated within walking distance to most amenities is this former school which has been converted into a four bedroom property in 2008. This impressive property benefits from a 29ft x 12ft refitted kitchen/breakfast room with a range of built in appliances, majority double glazed windows, a dressing room, a refitted ensuite shower room to the master bedroom and a refitted bathroom. The property and further offers a 23ft hallway, cloakroom, utility room, a 26ft x 15ft lounge/dining room, four double bedrooms, a landscaped rear garden and off road parking for several cars. Character features include high ceilings, wooden floors and wooden beams. Viewing is highly recommended to appreciate the position and the size of the accommodation. The accommodation briefly comprises entrance porch, entrance hall, cloakroom, utility room, study, lounge/dining room, kitchen/breakfast room, master bedroom with ensuite shower room, dressing room, three bedrooms, bathroom, gardens to front and rear.

Enter via replacement door.

Entrance Porch

Tiled floor, wooden double doors to.

Entrance Hall

23' 0" max x 9' 0" max (7.01m x 2.74m)

Stairs to first floor landing, radiator, wooden floor.

Cloakroom

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

Utility Room

Comprising work surface, plumbing for washing machine, wall mounted gas fired boiler serving central heating and domestic hot water, wooden floor.

Study

10' 7" x 7' 7" (3.23m x 2.31m)

Window to front aspect, wooden floor, radiator.

Lounge/Dining Room

26' 4" max x 15' 2" max narrowing to 11' 2" (8.03m x 4.62m)

Window to rear and side aspect, wooden floor, T.V point, vertical radiator, aluminium double doors to rear garden, old school radiator, double glazed doors to.

Kitchen/Breakfast Room

29' 6" max x 15' 5" max narrowing to 12' 9" (8.99m x 4.7m)

(This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboard under, range of base and eye level units providing work surfaces, built in electric double oven and fire ring gas hob set in granite work surface. Integrated dishwasher and fridge/freezer, wooden floor, aluminium door and window to rear aspect.

First Floor Landing

Glass balustrade rail, window to side aspect, door to.

Bedroom One

15' 6" max x 12' 9" max plus door recess (4.72m x 3.89m)

Window to rear aspect, laminate floor, sloping ceiling, door to.

Dressing Room

9' 7" max x 8' 9" max (2.92m x 2.67m)

Eaves space.

Ensuite Shower Room

Comprising double shower enclosure, wash hand basin set in vanity unit, low flush W.C., skylight window, tiled floor, wooden beams, towel rail.

Bedroom Two

12' 10" max x 12' 5" max (3.68m x 3.78m)

Window to rear aspect, radiator, wooden beams, door to bedroom three, sloping ceiling.

Bedroom Three

15' 8" max x 9' 0" max (4.78m x 2.74m)

Skylight window to side aspect, radiator, sloping ceiling.

Bedroom Four

12' 11" max x 12' 5" max (3.94m x 3.78m)

Window to rear aspect, radiator, sloping ceiling.

Bathroom

Comprising panelled bath with shower attachment, low flush W.C., wash hand basin, obscure glazed window to side aspect, extractor fan, old school radiator, wooden beams.

Outside

Front - Block paved driveway providing off road parking.

Rear - Composite decking area with glass balustrade, steps to patio, variety of shrubs, plants, trees, enclosed by stone wall and wooden fencing, pedestrian gated access.

Energy Performance Rating

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band D (£2,142 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.

