



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.

Weldon Close Wellingborough NN8 5UQ

Freehold Price £247,000

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 in a cul de sac off Barnwell Road local to the Redwell schools, shops and leisure centre in the Gleneagles area of town is this three bedroom property that benefits from uPVC double glazing, gas radiator central heating, a refitted kitchen with built in appliances and a refitted bathroom suite. The property offers parking for three cars, a single garage and an attractively laid out rear garden providing an ideal social summer space. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, three bedrooms, bathroom, gardens to front and rear and a garage.

Enter via part obscure glazed entrance door to.

Entrance Hall

Window to side aspect, radiator, engineered oak floor, door to.

Lounge

14' 9" x 10' 6" (4.5m x 3.2m)

Window to front aspect, white fire surround with marble effect hearth and fascia and coal effect electric fire fitted, T.V. point, radiator, engineered oak floor, coving to ceiling, through to.

Kitchen/Dining Room

13' 9" x 10' 6" (4.19m x 3.2m) (This measurement includes area occupied by the kitchen units)

Kitchen Area

Refitted to comprise one and a half bowl stainless steel sink unit with cupboards under, mixer tap, 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, coving to ceiling, engineered oak floor, gas fired boiler serving central heating and domestic hot water, window to rear aspect.

Dining Area

White vertical radiator, understairs storage cupboard, coving to ceiling, engineered oak floor, French doors to rear garden.

First Floor Landing

Window to side aspect, access to loft space, coving to ceiling, built in linen/storage cupboard, doors to.

Bedroom One

13' 9" max x 8' 2" max (4.19m x 2.49m)

Two windows to front aspect, radiator, coving to ceiling.

Bedroom Two

10' 6" x 6' 11" (3.2m x 2.11m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Three

7' 6" x 6' 6" (2.29m x 1.98m)

Window to rear aspect, radiator, wood grain effect floor, coving to ceiling.

Bathroom

Refitted white suite comprising shower/bath with fitted shower over, wash basin with vanity cupboard under, low flush W.C., tiled splash areas, chrome effect towel radiator, electric extractor vent, coving to ceiling, grey wood grain effect floor.

Outside

Rear garden - Patio, lawn, laurel hedge, shrubs, steps to wooden deck with pergola over and bar, outside tap.

Front - Light, open canopy porch, block paved driveway providing space for three cars to.

Garage - Metal up and over door, power and light connected, eaves space, access door to rear garden.

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 B (£1,666 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.

