



Total area: approx. 71.3 sq. metres (767.0 sq. feet)

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.



James Road Wellingborough NN8 2LR
Freehold Price £250,000

Wellingborough Office ☐
27 Sheep Street Wellingborough
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01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
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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.

Occupying a corner plot with a 52ft x 43ft max garden is this extended two bedroom semi-detached bungalow which benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted shower room and built in kitchen appliances. The extension provides an open plan 17ft dining room, an external utility room and W.C. and outside is a 15ft summerhouse. The accommodation briefly comprises porch, entrance hall, lounge, dining room, kitchen, utility room, W.C., two bedrooms, shower room, gardens to front and rear and off road parking.

Enter via part obscure glazed entrance door to.

Porch

Glazed to half height, part obscure glazed door to.

Entrance Hall

Radiator, access to loft space with ladder, light and part boarding, stained wooden floor, doors to.

Lounge

11' 7" x 10' 4" (3.53m x 3.15m)

Radiator, T.V. point, wall light point, through to.

Dining Room

17' 9" x 7' 10" (5.41m x 2.39m)

Patio doors to courtyard, roof lantern, window to side aspect, two radiators, wood effect laminate floor, door to utility room, through to.

Kitchen

8' 7" x 8' 3" (2.62m x 2.51m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, range style cooker with two electric ovens and gas five ring hob over, electric extractor vent, integrated dishwasher, space for fridge/freezer, tiled splash area, tiled floor, window to utility room.

Bedroom One

13' 0" x 9' 9" (3.96m x 2.97m)

Window to front aspect, radiator, fitted wardrobes, drawers and cabinets.

Bedroom Two

10' 9" x 9' 0" (3.28m x 2.74m)

Bay window to front aspect, radiator.

Shower Room

White suite comprising quadrant shower enclosure, pedestal hand wash basin, low flush W.C. tiled walls, chrome effect towel radiator, gas fired combination boiler serving central heating and domestic hot water, obscure window to side aspect.

Utility Room

Of timber construction, work surface with one and a half bowl single drainer stainless steel sink unit with cupboards and drawers under, plumbing for washing machine, further work surface and cupboard, space for tumble dryer, part glazed door to garden, door to.

W.C.

Comprising low flush W.C.

Outside

Courtyard of mainly gravel to rear of dining room.

Rear - 52ft max x 43ft max. Laid to paving, concrete, gravel and lawn and being enclosed by wooden fence with gates, brick built store/workshop, 15ft x 9ft summerhouse with power and light, further wooden shed.

Front - Wall, lawn, off road parking for two/three cars, courtesy light and security light.

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 (£1,665.77 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.

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 Crystal Financial Services. 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.

