



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 surveyors 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.



Harvey Road Wellingborough NN8 2BW
Freehold Price £230,000

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



Offered with no chain is this 2/3 bedroom dormer bungalow which has been extended to provide a 13ft dining room and the loft has been converted to provide a third bedroom/loft room. The property requires some general updating yet benefits from uPVC double glazing and gas radiator central heating and further offers a garage. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, utility room, two bedrooms, third bedroom/loft room, bathroom, separate W.C, gardens to front and rear and a garage.

Enter via part obscure glazed uPVC door with obscure glazed side panels to.

Entrance Hall

Radiator, coving to ceiling, doors to.

Lounge

13' 5" x 11' 4" max (4.09m x 3.45m)

Stairs to first floor landing, radiator, coving to ceiling, doors to.

Dining Room

13' 9" x 8' 8" (4.19m x 2.64m)

uPVC French doors to rear garden, radiator, dome roof light, wall light points, coving to ceiling.

Kitchen

11' 9" max x 9' 10" (3.58m x 3m) (This measurement includes area occupied by the kitchen units)

Comprising stainless steel one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven, further built in gas oven and gas hob with extractor fan over, cupboard housing floor mounted gas fired boiler serving domestic hot water and central heating, tiled splash backs, double radiator, plumbing for washing machine, window to side aspect, obscure glazed door to.

Utility Room

10' 2" max x 7' 5" max (3.1m x 2.26m)

Window to side and rear aspect, obscure glazed uPVC door to side, storage cupboard, radiator.

Bedroom One

15' 0" into bay x 11' 4" max (4.57m x 3.45m)

Bay window to front aspect, fitted wardrobes, top boxes, bedside tables and drawers, double radiator, coving to ceiling.

Bedroom Two

10' 4" x 8' 11" (3.15m x 2.72m)

Window to front aspect, radiator, coving to ceiling.

WC

Low flush W.C, radiator, obscure glazed window to side aspect.

Bathroom

White suite comprising panelled bath with electric shower over, low flush W.C, tiled walls, airing cupboard housing hot water cylinder and immersion heater, radiator, obscure glazed window to side aspect.

First Floor Landing

Door to.

Bedroom Three/Loft room

14' 1" x 10' 4" plus recess (4.29m x 3.15m)

Restricted headroom, window to rear aspect, storage heater, access to eaves space.

Outside

Front - Paving, shrubs and plants, dwarf wall, block paved driveway.

Garage- Metal up and over door, inspection pit, power and light connections.

Rear - Mainly laid to shingle, two patio areas, shrubs, flower bed retained by dwarf wall, summer house, enclosed by fencing, gated pedestrian access to side.

Energy Performance Rating

This property has an energy rating of E. 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.

