

Chippenham Close Wellingborough

richard james

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Chippenham Close Wellingborough NN8 2PX Freehold Price £360,000

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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.

Offered in immaculate condition through out is this three bedroom detached which is situated in the popular location of Wilby Way. This property has been extended and now boasts an impressive 19ft x 17ft kitchen/dining/family room with a range of built in appliances and quartz work surfaces and a garage conversion to provide a 16ft office. The property benefits from uPVC double glazing, a refitted ensuite shower room to the master bedroom, a refitted bathroom, a refitted cloakroom and gas radiator central heating. The property further offers a utility room and a landscaped rear garden. Viewing is highly recommended to apricate the accommodation. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining/family room, utility room, office, three bedrooms with ensuite shower room to master bedroom, bathroom and gardens to front and rear.

Enter via entrance door.

Entrance Hall

Stairs to first floor landing, LVT flooring, radiator, door to.

Cloakroom

Comprising low flush W.C, wash hand basin, radiator, extractor fan, LVT flooring.

Lounge

17' 8" max x 10' 5" max (5.38m x 3.18m)
Window to front and side aspect, two radiators, T.V point.

Kitchen/Dining/Family Room

19' 10" max x 17' 6" max (6.05m x 5.33m) (This measurement includes area occupied by the kitchen units)
Comprising base and eye level units providing quartz work surface, built in double electric oven with larder cupboard and integrated fridge/freezer either side, built in five ring gas hob with extractor hood over, single drainer sink unit set in kitchen island with quartz work surface, cupboards under and integrated dishwasher, LVT flooring, window to side aspect, two radiators, bi folding double doors to rear, cupboard housing gas fired boiler serving central heating and domestic hot water, built in speakers to ceiling, skylight windows, door to.

Utility Room

Work surface over integrated tumble dryer and washing machine, radiator, under stairs cupboard, door to side aspect, radiator, LVT flooring.

First Floor Landing

Window to side aspect, radiator, access to loft space, airing cupboard housing hot water cylinder.

Bedroom One

12' 2" up to wardrobe door x 10' 0" plus door recess (3.71m x 3.05m)
Window to front aspect, radiator, built in mirror fronted wardrobe with clothes rail and shelving, door to.

Ensuite Shower Room

Comprising tiled double shower enclosure, wash basin set in vanity unit, low flush W.C, obscure glazed window to front aspect, extractor fan, towel rail.

Bedroom Two

10' 9" x 9' 8" (3.28m x 2.95m)
Window to front aspect, radiator, built in cupboard with clothes rail.

Bedroom Three

8' 10" x 7' 4" (2.69m x 2.24m)
Window to front aspect, radiator.

Bathroom

Refitted comprising panelled bath with shower over, low flush W.C, wash hand basin set in vanity unit, obscure glazed window to rear aspect, towel rail, extractor vent.

Outside

Front - Lawn, hedges, off road parking for two vehicles.

Rear - Composite decking area running width of property, artificial grass, patio area, enclosed by both brick wall and wooden fencing.

N.B. We understand that a service charge of £87.59 is payable from 1 February 24 – 31 January 25. This should be confirmed by the purchaser's legal representative

Energy Performance Rating

This property has an energy rating of B. 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.

