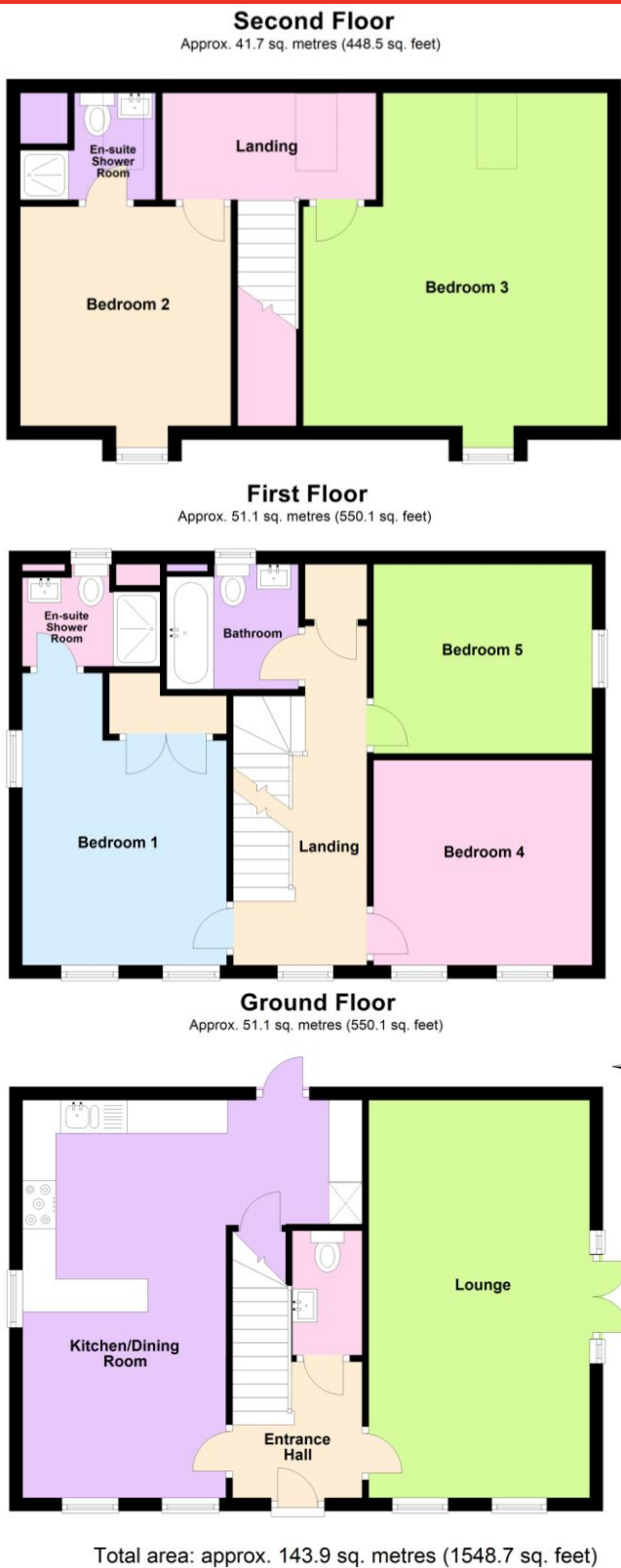


# Hughes Road Wellingborough

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Hughes Road Wellingborough NN8 1TH  
Freehold Price £390,000

**Wellingborough Office** ☐  
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01933 224400

**Irthlingborough Office** ☐  
28 High Street Irthlingborough  
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**Rushden Office** ☐  
74 High Street Rushden  
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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.



Offered with no chain is this five bedroom detached property set over three floors providing 1,500 sq.ft of accommodation and is conveniently located close to Stanton Cross park, primary school and walking distance to the train station. The property benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances to include oven, five ring gas hob, dishwasher, washing machine and fridge/freezer and further offers five well proportioned bedrooms with an ensuite shower room to bedrooms one and two, a cloakroom, a 19ft lounge, a west facing garden and a garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with ensuite shower room, bedroom two with ensuite shower room, three further bedrooms, bathroom, garden and garage.

Enter via composite door with obscure glazed inserts to.

**Entrance Hall**

Stairs to first floor landing, tiled floor, radiator, doors to.

**Cloakroom**

White suite comprising low flush W.C, pedestal hand wash basin, tiled splash back, tiled floor, extractor vent.

**Lounge**

19' 8" x 10' 11" (5.99m x 3.33m)

uPVC French doors to garden, two windows to front aspect, two double radiators, T.V. point, telephone point, coving to ceiling.

**Kitchen/Dining Room**

19' 7" x 10' 0" widening to 16' 11" (5.97m x 3.05m) (This measurement includes area occupied by the kitchen units)

Comprising stainless steel one and half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces with matching upstands, built in double electric oven and five ring gas hob with extractor hood over, integrated dishwasher, washing machine and fridge/freezer, tiled floor, cupboard housing gas fired boiler serving domestic hot water and central heating, understairs storage cupboard, extractor vent, two double radiators, T.V. point, part glazed composite door to rear, window to side aspect, two windows to front aspect.

**First Floor Landing**

Stairs to second floor landing, window to front aspect, radiator, airing cupboard housing hot water cylinder and immersion heater, doors to.

**Bedroom One**

11' 0" x 10' 1" widening to 14' 4" (3.35m x 3.07m)

Two windows to front aspect, window to side aspect, built in wardrobes, T.V. point, radiator, door to.

**Ensuite Shower Room**

White suite comprising tiled shower cubicle, low flush W.C., pedestal hand wash basin, tiled floor, towel radiator, electric shaver point, extractor vent, obscure glazed window to rear aspect.

**Bedroom Four**

10' 9" x 10' 1" (3.28m x 3.07m)

Two windows to front aspect, radiator.

**Bedroom Five**

10' 11" x 9' 3" (3.33m x 2.82m)

Window to side aspect, radiator.

**Bathroom**

White suite comprising panelled bath with shower over, low flush W.C., pedestal and wash basin, tiled splash back, tiled floor, towel radiator, electric shaver point, extractor vent, obscure glazed window to rear aspect.

**Second Floor Landing**

Sky light to rear aspect, radiator, doors to.

**Bedroom Two**

10' 5" plus window recess x 10' 4" (3.18m x 3.15m)

Window to front aspect, radiator, door to.

**Ensuite Shower Room**

White suite comprising tiled shower cubicle, low flush W.C., pedestal hand wash basin, tiled splash back, tiled floor, towel radiator, electric shaver point, extractor vent, sky light to rear aspect.

**Bedroom Three**

15' 10" max plus window recess x 14' 10" max (4.83m x 4.52m)

Window to front aspect, sky light to rear aspect, access to loft space, two double radiators.

**Outside**

Garden - Mainly laid to lawn, decking (in need of repair), small patio, paved path, enclosed by fencing, gated pedestrian access to side, steps down to bin store area and gated pedestrian access to.

Garage - Parking space in front, metal up and over door, power and light.

Front - Shrubs, metal railing.

**N.B**

We understand there is an estate management charge of £250.00 P/A. This should be confirmed by a purchasers legal representative before commitment to purchase.

**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 E (£2,748.16 per annum. Charges for 2025/2026).

**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](http://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.**

