



Total area: approx. 76.6 sq. metres (824.1 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.

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.



Irthlingborough Road North Wellingborough NN8 1TE
Freehold Price £265,000

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 Stanton Cross and local to the railway station is this three bedroom semi-detached property which benefits from uPVC double glazing, gas radiator central heating and a range of built in kitchen appliances to include oven, hob, washing machine, dishwasher and fridge/freezer. The property further offers a cloakroom, an ensuite shower room to the master bedroom, a west facing rear garden and a garage. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear, garage and off road parking.

Enter via entrance door with obscure glazed panel to.

Entrance Hall

Stairs to first floor landing, radiator, wood effect flooring, doors to.

Cloakroom

Comprising pedestal hand wash basin, low flush W.C., tiled splash back, radiator, extractor fan, tiled flooring, obscure glazed window to front aspect.

Lounge/Dining Room

16' 8" max x 15' 8" max (5.08m x 4.78m)

French doors to rear garden with windows either side, two radiators, understairs storage cupboard, T.V. point, telephone point, wood effect flooring, through to.

Kitchen

9' 3" x 8' 1" (2.82m x 2.46m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl stainless steel single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven, gas hob with extractor hood over, integrated dishwasher, integrated washing machine, gas fired combination boiler serving central heating and domestic hot water, inset ceiling lights, tiled flooring, window to front aspect.

First Floor Landing

Access to loft space, doors to.

Bedroom One

10' 2" max x 9' 0" plus door recess (3.1m x 2.74m)

Window to front access, radiator, double fitted wardrobe, T.V. point, door to.

Ensuite Shower Room

Comprising tiled shower cubicle, pedestal hand wash basin, low flush W.C., tiled splash back, radiator, extractor fan, inset ceiling lights, tiled flooring, obscure glazed window to front aspect.



Bedroom Two

10' 3" x 8' 10" (3.12m x 2.69m)

Window to rear aspect, radiator.

Bedroom Three

10' 3" x 6' 5" (3.12m x 1.96m)

Window to rear aspect, radiator

Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin, low flush W.C., tiled splash areas, radiator, extractor fan, shaver point, inset ceiling lights, tiled flooring.

Outside

Rear - Mainly laid to lawn, patio, wooden fencing, tap, wall light point, gate to lower patio area, gated access to rear.

Garage - Situated at rear, metal up and over door, power and light connected, parking in front for one car.

Front - Plants, bark chippings, paving, metal railings.

N.B.

We understand an amenity charge of £250 is payable annually, the sum will need to be confirmed by a legal representative before entering into a 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 C (£1,903.72 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 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.

