



Total area: approx. 80.1 sq. metres (862.0 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.

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.

Berrymoor Road Wellingborough NN8 2HS
Leasehold Price 50% Shared Ownership £122,000

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



A 50% shared ownership three bedroom semi detached house situated local to many amenities that benefits from replacement uPVC double glazed doors and windows, gas radiator central heating, a refitted kitchen with built in appliances and a refitted shower room. The property offers a cloakroom, off road parking for three cars and has an outbuilding which is currently used as a summerhouse/bar. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, shower room, gardens to front and rear and off road parking.

Enter via part obscure glazed entrance door to.

Entrance Hall

Radiator, tiled floor, stairs to first floor landing, doors to.

Cloakroom

White suite comprising low flush W.C., wash basin with cupboards under, tiled splash areas, radiator, tiled floor, obscure glazed window to front aspect.

Lounge

14' 1" max x 13' 8" max (4.29m x 4.17m)

Window to front aspect, radiator, T.V. point, coving to ceiling, grey wood grain effect floor, understairs storage cupboard, door to.

Kitchen/Dining Room

17' 4" x 10' 8" (5.28m x 3.25m)

Refitted to comprise one and a half bowl coloured single drainer sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, built in electric double oven with electric induction hob and extractor hood over, space for fridge/freezer, plumbing for washing machine, gas fired boiler serving central heating and domestic hot water, tiled floor, radiator, two windows to rear aspect, part obscure glazed door to rear.

First Floor Landing

Access to loft space, overstairs linen cupboard, doors to.

Bedroom One

11' 6" x 10' 6" (3.51m x 3.2m)

Window to rear aspect, radiator.

Bedroom Two

13' 2" max x 10' 7" narrowing to 7' 6" (4.01m x 3.23m)

Window to front aspect, radiator.



Bedroom Three

9' 5" x 7' 0" narrowing to 6' 5" (2.87m x 2.13m)

Window to front aspect, radiator, grey wood grain effect floor.

Shower Room

Refitted white suite comprising quadrant shower enclosure, low flush W.C., wash basin with vanity cupboard under, splash areas, chrome effect towel radiator, inset ceiling lights, electric extractor vent, obscure glazed window to rear aspect, grey tiled floor.

Outside

Rear garden - Patio, wooden decking, slate chippings, wooden shed, outside light, pergola, power points, wooden fence, gated access to front.

Summerhouse/Bar - 15ft x 9ft - Of mainly timber construction with glazing and uPVC French doors, fitted drinks bar.

Front - Lawn, fence, open canopy porch, courtesy lights, shingle, slate chippings, off road parking for three cars.

N.B

The monthly rent payable on the additional 50% share is £170.81. A 99 year lease was granted on 25th September 1998. Any prospective purchaser will need to be approved by EMH prior to a sale being formally agreed.

Energy Performance Rating

This property has an energy rating of C. 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.