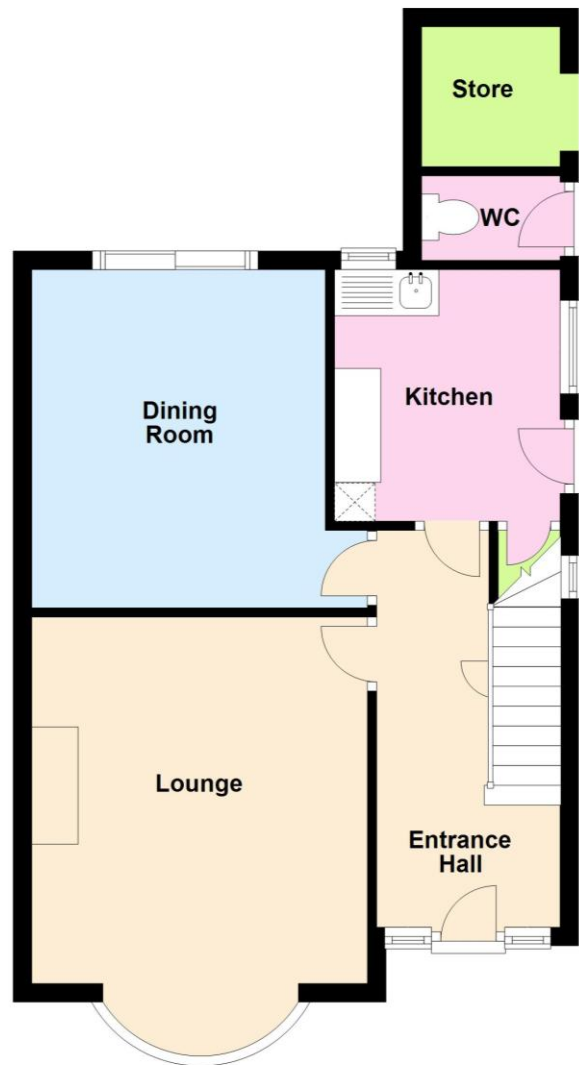


## Ground Floor

Approx. 47.2 sq. metres (507.7 sq. feet)



## First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 91.6 sq. metres (986.1 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.



## Western Way Wellingborough NN8 3LZ

### Freehold Price £240,000

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.

**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 vacant mature three bedroom semi detached house in need of general modernisation that benefits from gas radiator central heating, part uPVC double glazed windows and offers a rear garden of 97ft in length which requires clearing. Planning permission was granted in April 2022 (NW/22/00161/FUL) for a substantial ground floor extension. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, separate W.C., gardens to front and rear, outside W.C., store and garage.**

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

#### Entrance Hall

Radiator, stairs to first floor landing with storage cupboard under, parquet floor, doors to.

#### Lounge

15' 0" into bay x 12' 0" into chimney breast recess (4.57m x 3.66m)

Bay window to front aspect, radiator, tiled open fireplace, parquet floor, coving to ceiling.

#### Dining Room

11' 11" x 10' 5" min (3.63m x 3.18m)

Patio doors to rear garden, radiator, parquet floor.

#### Kitchen

8' 10" x 8' 0" (2.69m x 2.44m) (This measurement includes area occupied by the kitchen units)

Single drainer stainless steel sink unit with cupboards under, work surface with cupboards under, tiled splash areas, quarry tiled floor, space for cooker, understairs storage cupboard, window to rear aspect, window to side aspect, obscure glazed door with obscure glazed window to side aspect.

#### First Floor Landing

Window to side aspect, access to loft space.

#### Bedroom One

15' 9" into bay x 11' 4" into chimney breast recess (4.8m x 3.45m)

Bay window to front aspect, radiator, coving to ceiling.

#### Bedroom Two

11' 11" x 10' 5" (3.63m x 3.18m)

Window to rear aspect, radiator.

#### Bedroom Three

8' 3" max x 7' 3" max (2.51m x 2.21m)

Window to front aspect, radiator.

#### Bathroom

Pedestal hand wash basin, space for bath, tiled splash areas, radiator, airing cupboard housing hot water cylinder and immersion heater, electric extractor vent, obscure glazed window to rear aspect.

#### Separate W.C.

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

#### Outside

Rear - 97ft (29.5m) in length from rear of store, overgrown and in need of clearing and cultivation, patio, wooden fence, greenhouse, brick built outbuilding/store housing gas fired boiler serving central heating and domestic hot water, gated access to front, outside W.C.

Front - Low brick retaining wall, overgrown shrubs, driveway to.

Garage - 20ft in length - metal up and over door, access door to rear.

#### Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

#### Council Tax

We understand the council tax is band C (£1,904 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](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.**

