

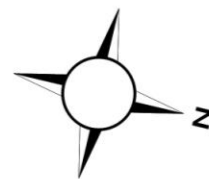
First Floor

Approx. 26.4 sq. metres (284.0 sq. feet)



Ground Floor

Approx. 26.1 sq. metres (280.9 sq. feet)



Total area: approx. 52.5 sq. metres (565.0 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.



Leyland View Wellingborough NN8 1LE

Freehold Price £175,000

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 within minutes walk to the Railway Station is this modern two bedroom property which has been refurbished and now benefits from replacement uPVC double glazed windows, a refitted kitchen with built in appliances, a refitted bathroom and gas radiator central heating. The property further offers newly laid carpets, new lawn and fencing and off road parking for two vehicles. This ideally would suit a first time buyer. The accommodation briefly comprises entrance hall, lounge, kitchen, two bedrooms, bathroom, front garden and off road parking.

Enter via replacement entrance door.

Entrance Hall

LVT flooring, understairs cupboard, radiator, cupboard housing gas fired boiler serving central heating and domestic hot water, door to.

Lounge

14' 1" into bay narrowing to 11' 8" x 12' 9" max (4.29m x 3.89m)
Box bay window to front aspect, radiator, stairs to first floor landing, LTV flooring.

Kitchen

11' 7" max x 6' 7" max (3.53m x 2.01m) (This measurement includes area occupied by the kitchen units)
Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and hob with extractor fan over, space for tumble dryer, space for fridge/freezer, breakfast bar, window to front aspect, LVT flooring.

First Floor Landing

Doors to.

Bedroom One

11' 9" max x 8' 6" plus door recess (3.58m x 2.59m)
Window to front aspect, radiator, built in cupboard/wardrobe with clothes hanging rail.

Bedroom Two

11' 9" x 6' 7" (3.58m x 2.01m)
Window to front aspect, radiator.

Bathroom

Comprising panelled bath with shower over, low flush W.C, wash basin set in vanity unit, obscure glazed window to front aspect, LVT flooring, towel rail, downlights to ceiling.

Outside

Front - Newly laid lawn and fencing, outside cupboard, off road parking for two vehicles.



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 A (£1,428 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.