



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.

Wharton Close Wellingborough NN8 4TL Freehold Price £265,000

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.

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Located in a cul de sac and situated within a five/ten minutes walk to the town is this vacant two bedroom bungalow which benefits from uPVC double glazed doors and windows, built in kitchen appliances, gas radiator central heating, a 12ft uPVC conservatory and a private rear garden. The accommodation briefly comprises entrance porch, entrance hall, lounge, kitchen, conservatory, lean to, two bedrooms, wet room, gardens to front and rear and a garage.

Enter via uPVC entrance door.

Entrance Porch

Door to.

Entrance Hall

Radiator, access to loft space, built in cupboard, doors to.

Lounge

16' 3" max x 10' 7" max (4.95m x 3.23m)

Fireplace with coal effect electric fire, T.V. point, two radiators, sliding patio door to rear garden, through to.

Kitchen

11' 7" max narrowing to 8' 9" x 8' 1" max (3.53m x 2.46m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and gas hob with extractor fan over, window to front aspect, plumbing for dishwasher, plumbing for washing machine, door to entrance hall, wall mounted gas fired boiler serving central heating and domestic hot water.

Conservatory

12' 1" max x 11' 3" max (3.68m x 3.43m)

Of uPVC and brick construction with clear glass roof, radiator, sliding patio door to.

Lean To

uPVC door to rear garden, water tap, door to garage.

Bedroom Two

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

Window to front aspect, radiator.

Inner Hallway

Built in wardrobe with clothes hanging rail, door to.

Bedroom One

10' 6" wall to wall x 10' 2" wall to wall (3.2m x 3.1m)

Window to rear aspect, radiator, built in wardrobes with clothes hanging rail, shelving and top boxes over, further built in wardrobes.

Wet Room

Comprising shower with curtain and rail, wash basin, low flush W.C., extractor fan, radiator.

Outside

Front - Lawn, various shrubs, driveway to.

Garage - 17' 6" x 8' 6" - Electric up and over door, power and light connected, door to lean to.

Rear - Not overlooked - Artificial grass, various trees, enclosed by brick wall and fencing.

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.

