



Harrowden Gardens Wellingborough NN8 5BN
 Freehold Price £400,000

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 surveyors 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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 27 Sheep Street Wellingborough
 Northants NN8 1BS
 01933 224400

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Rushden Office ☐
 74 High Street Rushden
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Tucked away on a private road consisting of just five properties off Harrowden Road is this vacant well presented four bedroom linked detached which is within walking distance of the town and schools. The property benefits from uPVC double glazing, gas radiator central heating, a range of built in appliances to include double oven, five ring gas hob, dishwasher, washing machine and fridge/freezer and further offers a cloakroom, a dressing area with fitted wardrobes and ensuite shower room to the master bedroom, ensuite shower room to the second bedroom, solar panels which aid in heating the hot water and a garage. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, master bedroom with dressing room and ensuite shower room, second bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via composite door with obscure glazed inserts to.

Entrance Hall

Stairs to first floor landing, radiator, coving to ceiling, doors to.

Cloakroom

White suite comprising low flush W.C, pedestal hand wash basin, part tiled walls, tiled floor, radiator, extractor vent, obscure glazed window to front aspect, coving to ceiling.

Kitchen

14' 1" x 9' 11" (4.29m x 3.02m) (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 double electric oven and five ring gas hob with extractor hood over, integrated dishwasher, washing machine and fridge/freezer, wall mounted gas fired boiler serving domestic hot water and central heating, tiled splash back, tiled floor, double radiator, window to front aspect.

Lounge/Dining Room

19' 5" max x 17' 9" max (5.92m x 5.41m)

uPVC French doors with windows either side to rear garden, further window to rear aspect, T.V. point, telephone point, understairs storage cupboard, two double radiators, coving to ceiling.

First Floor Landing

Stairs to second floor landing, radiator, coving to ceiling, doors to.

Bedroom One

14' 9" max x 9' 9" max (4.5m x 2.97m)

Window to rear aspect, double radiator, T.V. point, telephone point, coving to ceiling, through to.

Dressing Room

Access to loft space, fitted wardrobes, door to.

Ensuite Shower Room

White suite comprising tiled shower cubicle, low flush W.C., pedestal hand wash basin, tiled splash back, tiled floor, towel radiator, electric shaver point, extractor vent, skylight window to rear.

Bedroom Three

10' 10" plus wardrobe recess x 10' 9" (3.3m x 3.28m)

Window to front aspect, T.V. point, double radiator, coving to ceiling.

Bedroom Four

9' 6" x 7' 9" (2.9m x 2.36m)

Window to rear aspect, radiator, coving to ceiling.

Bathroom

White suite comprising panelled bath with shower over, low flush W.C., pedestal hand wash basin, tiled splash back, tiled floor, towel radiator, electric shaver point, obscure glazed window to front aspect.

Second Floor Landing

Walk in airing cupboard housing hot water cylinder and immersion heater, radiator, door to.

Bedroom Two

14' 3" max x 11' 0" plus window recess (4.34m x 3.35m)

Window to front aspect, fitted wardrobes, access to loft space, double radiator, door to.

Ensuite Shower Room

White suite comprising tiled shower cubicle, low flush W.C., pedestal hand wash basin, tiled splash back, tiled floor, storage cupboard, towel radiator, electric shaver point, extractor vent, skylight windows to rear aspect.

Outside

Rear - Patio, block paved path to further circular patio with pergola over, water feature, shrub, bin store, door to rear of garage, enclosed by fencing, gated pedestrian access to front.

Front - Shrubs, block paved drive leading to

Garage - Metal up and over door, power and light connected, door to rear garden.

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 D (£2,142 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.

