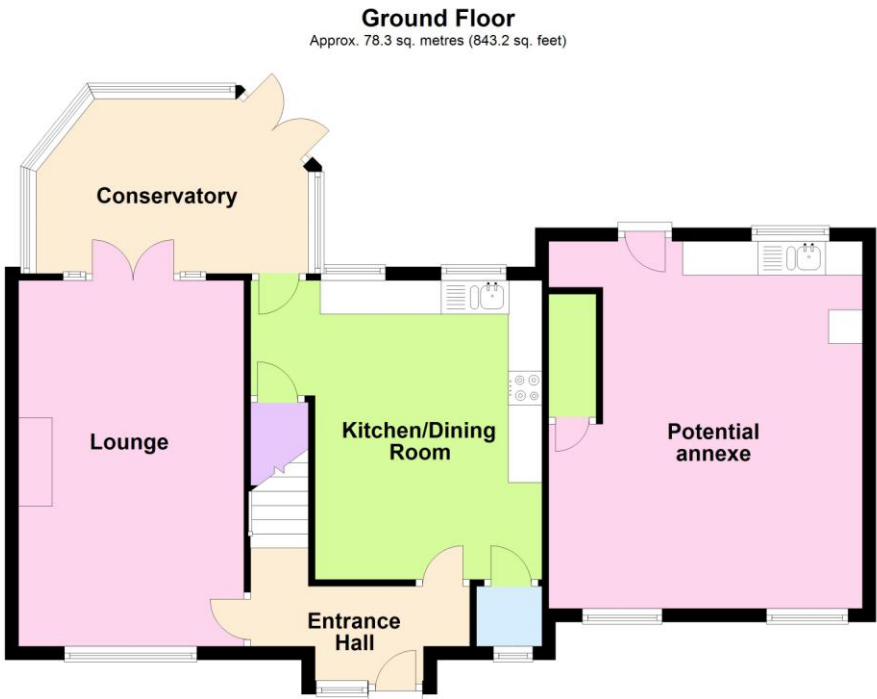
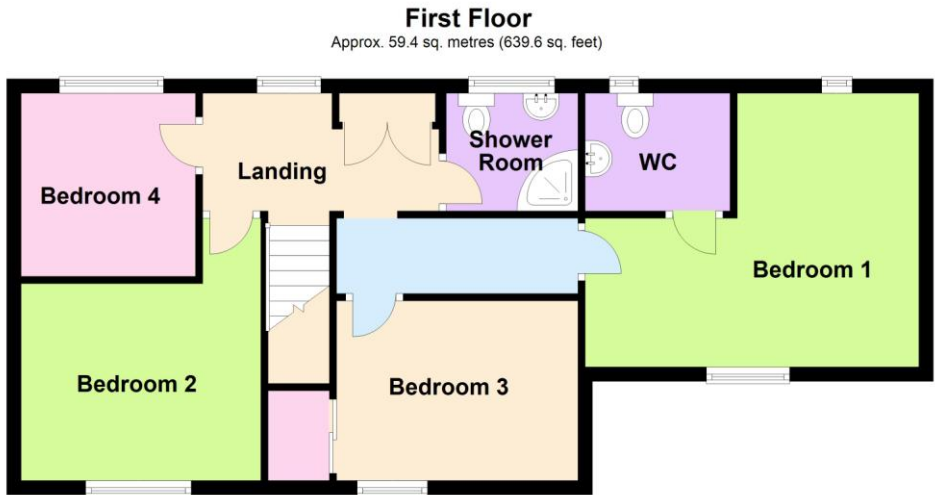


# Park Street Wollaston

richard james

www.richardjames.net



Total area: approx. 137.8 sq. metres (1482.8 sq. feet)



Park Street Wollaston NN29 7RR  
Freehold Price £300,000

**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



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.



Situated within 10 minutes walk to Wollaston School is this rarely available semi detached property which is offered with no chain and has been extended to provide four bedrooms and a potential ground floor annexe. The property benefits from uPVC double glazed doors and windows, a refitted kitchen/breakfast room with built in kitchen appliances, an air to water heat pump system which was installed in 2024 and off road parking for several vehicles. The property further benefits from a 17ft lounge, a refitted shower room, conservatory, a south facing rear garden and newly laid carpets (to be fitted). Viewing is highly recommended to appreciate the size of this property. The accommodation briefly comprises entrance hall, lounge, kitchen/breakfast room, four bedrooms, W.C, shower room, potential annexe and gardens to front and rear and off road parking.

Enter via uPVC entrance door.

Entrance Hall  
Tiled floor, stairs to first floor landing, radiator.

Lounge  
17' 9" max x 10' 10" max (5.41m x 3.3m)  
Feature open fireplace, T.V point, radiator, double doors to.

Conservatory  
14' 1" max x 8' 6" max (4.29m x 2.59m)  
uPVC double doors to rear garden.

Kitchen/Breakfast Room  
17' 9" max x 10' 10" max (5.41m x 3.3m) (This measurement includes area occupied by the kitchen units)  
Comprising one and a half bowl single drainer stainless steel sink unit with cupboard under, range of base and eye level units providing work surfaces, built in electric oven and hob with extractor fan over, plumbing for washing machine, double radiator, understairs cupboard, laminate flooring, two windows to rear aspect, built in cupboard with obscure glazed window to front aspect, door to conservatory, extractor fan.

First Floor Landing  
Window to rear aspect, radiator, airing cupboard housing hot water cylinder.

Bedroom One  
15' 4" max narrowing to 8' 4" x 12' 6" max (4.67m x 3.81m)  
Window to front and rear aspect, two radiators, sloping ceiling, restricted headroom, door to.

WC  
Comprising low flush W.C, wash hand basin, obscure glazed window to rear aspect, laminate flooring.

Bedroom Two  
10' 10" max x 9' 1" plus door recess (3.3m x 2.77m)  
Window to front aspect, radiator.

Bedroom Three  
10' 10" max x 8' 1" max (3.3m x 2.46m)  
Window to front aspect, radiator, built in wardrobe.

Bedroom Four  
8' 4" max x 7' 11" max (2.54m x 2.41m)  
Window to rear aspect, radiator.

Shower Room  
Comprising quadrant shower enclosure, wash hand basin, low flush W.C, obscure glazed window to rear aspect, extractor fan, tiled walls.

Potential Annexe  
17' 10" max x 15' 4" max (5.44m x 4.67m)  
Comprising one and a half bowl single drainer stainless steel sink unit with cupboard under, plumbing for washing machine, space for cooker. This can be used as different businesses subject to consent.

Outside  
Front - Mainly laid to lawn, retaining wall, off road parking.

Rear - West facing wooden area, mainly laid to lawn, wooden summer house, enclose by panelled fencing, pedestrian gated access to front, water tap.

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

Council Tax  
We understand the council tax is band B (£1,712 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.

