



Birchfield Road Wellingborough NN8 3JE  
Freehold Price £200,000

**Wellingborough Office** ☐  
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Northants NN8 1BS  
01933 224400

**Irthlingborough Office** ☐  
28 High Street Irthlingborough  
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**Rushden Office** ☐  
74 High Street Rushden  
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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.



A vacant three bedroom end of terrace property which benefits from uPVC double glazing (except one) and gas radiator central heating. The property has been extended to provide a 12ft kitchen, larger bathroom, a separate dining room and further offers a 64ft rear garden and off road parking. The accommodation briefly comprises porch, lounge, dining room, kitchen, downstairs bathroom, lean to, three bedrooms and gardens to front and rear.

Enter via part obscure glazed uPVC door to.

**Porch**

Window to front and side aspect, part obscure glazed uPVC door to.

**Lounge**

15' 8" max into chimney breast recess x 12' 0" (4.78m x 3.66m)  
Window to front aspect, coal effect gas fire with stone hearth and surround, double radiator, T.V. point, door to.

**Dining Room**

10' 10" max under stairs x 9' 3" (3.3m x 2.82m)  
Window to side aspect, stairs to first floor landing, telephone point, radiator, door to kitchen, door to.

**Bathroom**

Coloured suite comprising panelled mini bath with electric shower over, low flush W.C., pedestal hand wash basin, tiled splash back, radiator.

**Kitchen**

12' 7" x 7' 9" (3.84m x 2.36m) (This measurement includes area occupied by the kitchen units)  
Comprising stainless steel one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces, plumbing for washing machine, electric cooker point, wall mounted gas fired combination boiler serving central heating and domestic hot water, double radiator, window to rear aspect, part glazed uPVC door to.

**Lean To**

Door to front, door to rear garden.

**First Floor Landing**

Window to side aspect, access to loft space with fitted loft ladder, doors to.

**Bedroom One**

15' 8" narrowing to 12' 7" x 9' 3" (4.78m x 2.82m)  
Window to rear aspect, radiator, vanity sink.

**Bedroom Two**

11' 11" x 7' 10" max beyond wardrobes (3.63m x 2.39m)  
Window to front aspect, fitted wardrobes and storage boxes, radiator.

**Bedroom Three**

9' 0" x 7' 4" (2.74m x 2.24m)  
Window to front aspect, radiator.

**Outside**

Rear - Measuring approx. 64ft in length, mainly laid to lawn, raised flower bed retained by stone wall, two further flower beds retained by brick wall (in need of some repair) two sheds, fencing and hedging.

Front - Laid to lawn, dwarf wall, off road parking for one vehicle, hedge.

**N.B**

The neighbouring property has a right of way to their garden via the side access lean to.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band A (£1,498.99 per annum. Charges for enter 2025/2026).

**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.**

