



Elm Street Wellingborough NN8 5AU
Freehold Price £200,000

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.

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



Located in the popular residential area of Hatton Park is this vacant two bedroom end of terrace which benefits from gas radiator central heating, majority double glazed windows and a cloakroom. The property further offers newly laid carpets, a utility area and a 15ft master bedroom. This ideally would suit a first time buyer. The accommodation briefly comprises porch, entrance hall, dining room, lounge, kitchen, lean to, utility room, rear lobby, cloakroom, two bedrooms, box room, bathroom and gardens to front and rear.

Enter via entrance door to.

Porch

Door to.

Entrance Hall

Stairs to first floor landing, double radiator, door to.

Dining Room

12' 3" max x 12' 2" max (3.73m x 3.71m)

Window to rear aspect, double radiator, sliding doors to.

Lounge

13' 7" into bay x 11' 7" max (4.14m x 3.53m)

Bay window to front aspect, radiator, feature fireplace.

Kitchen

13' 2" x 8' 5" ((4.01m x 2.57m)) (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 surfaces, freestanding gas cooker, plumbing for washing machine, space for fridge/freezer, wall mounted gas fired boiler serving central heating and domestic hot water, window and door to lean to. understairs storage cupboard, double radiator, door to.

Lean To

8' 10" x 5' 7" (2.69m x 1.7m)

Door to rear garden.

Utility Room

Space for fridge/freezer, radiator, window to side aspect, door to.

Rear Lobby

uPVC door and window to rear garden, door to.

Cloakroom

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

First Floor Landing

Access to loft space, doors to.

Bedroom One

15' 2" max x 11' 7" max (4.62m x 3.53m)

Two windows to front aspect, built in cupboard to chimney breast recess.

Bedroom Two

12' 2" max x 9' 11" max (3.71m x 3.02m)

Window to rear aspect, feature fireplace, radiator.

Box Room

Obscure glazed window to side aspect, radiator, built in cupboard, door to.

Bathroom

Comprising panelled bath with shower attachment, low flush W.C, wash hand basin, obscure glazed window to rear aspect, radiator.

Outside

Front - Retaining wall

Rear - Lawn, enclosed by brick walls, wooden shed, water tap.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,665.77 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.

