

Hatfield Close Wellingborough

richard james

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Hatfield Close Wellingborough NN8 3FG

Freehold Price £280,000

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.

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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Irthlingborough Office ☐
28 High Street Irthlingborough
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74 High Street Rushden
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Situated in a cul-de-sac in the popular residential area of Gleneagles is this well presented three bedroom detached which benefits from replacement uPVC double glazing, gas radiator central heating, a refitted kitchen with built in appliances and a refitted shower room. The property further offers a refitted cloakroom, the addition of a 14ft brick and uPVC conservatory and a garage. The accommodation briefly comprises cloakroom, lounge, kitchen/dining room, three bedrooms, shower room, gardens to front and rear and a garage.

Enter via composite door with obscure glazed insert to.

Entrance Hall

Window to side aspect, stairs to first floor landing, laminate flooring, radiator, coving to ceiling, doors to.

Cloakroom

White suite comprising concealed cistern low flush W.C. and wash hand basin with vanity cupboard under, tiled splash backs, towel radiator, laminate flooring, obscure glazed window to front aspect.

Lounge

15' 6" max x 11' 0" max (4.72m x 3.35m)
Window to front aspect, T.V point, telephone point, gas point, double radiator, coving to ceiling, patio doors to.

Conservatory

14' 5" max x 7' 1" max (4.39m x 2.16m)
Of brick and uPVC construction, power and light connected, uPVC door to kitchen, French doors to rear garden.

Kitchen/Dining Room

15' 6" x 8' 8" widening to 12' 0" (4.72m x 2.64m) (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, built in electric oven and gas hob with extractor fan over, plumbing for washing machine, space for slimline dishwasher, space for American style fridge/freezer, under cupboard lighting, stone tile splash backs, cupboard housing gas fired boiler serving domestic hot water and central heating, understairs storage cupboard, door to conservatory.

First Floor Landing

Window to rear aspect, doors to.

Bedroom One

11' 0" max x 8' 7" plus door recess (3.35m x 2.62m)
Window to front aspect, built in wardrobes, radiator.

Bedroom Two

8' 9" max x 8' 2" plus door recess (2.67m x 2.49m)
Window to front aspect, airing cupboard, built in wardrobes, radiator.

Bedroom Three

8' 0" x 6' 7" (2.44m x 2.01m)
Window to rear aspect, radiator, access to loft space.

Shower Room

White suite comprising walk in shower, low flush W.C, pedestal hand wash basin, tiled splash backs, tiled floor, electric shavers point, towel radiator, obscure glazed window to rear aspect.

Outside

Rear - Patio, mainly laid to lawn retained by dwarf wall, plant and shrub beds, outside tap, door to garage, enclosed by feather board fencing, gated pedestrian access to front.

Front - Limestone gravel retained by railway sleeper, off road parking for one vehicle leading to.

Garage Metal up and over door, power and light, storage to eaves space, door to garden.

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 C (£1,904 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.

