



Goodwin Close Wellingborough NN8 4BS  
Freehold Price £260,000(Offers In Excess Of)

**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 in a cul de sac on the Northern outskirts of Wellingborough is this three bedroom semi detached built by Bellway Homes. The property benefits from uPVC double glazing, built in kitchen appliances, gas radiator central heating and a refitted ensuite to the master bedroom. The property further offers a cloakroom, a south west facing rear garden, off road parking for two vehicles and a single garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a single garage.

Enter via part glazed composite door to.

Entrance Hall

Stairs to first floor landing, radiator, wood effect laminate floor, doors to.

Cloakroom

White suite comprising low flush W.C., wash basin in vanity unit under, tiled floor, radiator, obscure glazed window to front aspect.

Lounge

16' 7" max x 12' 0" max (5.05m x 3.66m)

Window to front aspect, two radiators, T.V. point, telephone point, wood effect laminate floor, door to.

Dining Room

11' 5" max x 8' 1" max (3.48m x 2.46m)

Glazed uPVC door with side panel to rear garden, understairs storage cupboard, double radiator, wood effect laminate floor, through to.

Kitchen

11' 4" x 6' 9" (3.45m x 2.06m) (This measurement includes the 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 electric oven and gas hob with extractor fan over, plumbing for washing machine, space for dishwasher or tumble dryer, space for fridge/freezer, tiled splash backs, tiled floor, cupboard housing gas fired boiler serving domestic hot water and central heating, radiator, window to rear aspect, radiator.

First Floor Landing

Access to loft space, airing cupboard housing hot water cylinder and immersion heater, radiator, doors to.

Bedroom One

11' 9" max narrowing to 10' 6" x 10' 8" max (3.58m x 3.25m)

Window to front aspect, T.V. point, telephone point, overstairs storage cupboard with clothes hanging rail, door to.

Ensuite Shower Room

Refitted white suite to comprise tiled shower cubicle, low flush W.C., pedestal hand wash basin, part tiled walls, extractor fan, double radiator, obscure glazed window to front aspect.

Bedroom Two

11' 7" x 8' 1" (3.53m x 2.46m)

Window to rear aspect, radiator.

Bedroom Three

8' 3" x 6' 9" (2.51m x 2.06m)

Window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with wall mounted shower attachment, low flush W.C., pedestal hand wash basin, part tiled walls, extractor fan, radiator, obscure glazed window to side aspect.

Outside

Rear - Patio running width of property, mainly laid to lawn, raised flower borders and shrubs, enclosed by panelled fencing, water tap, pedestrian gated access.

Garage - Situated on a shared drive to the side of the property, single, metal up and over door, storage to eaves space.

Front - Off road parking for two vehicles, stoned area.

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 C (£1,998.67 per annum. Charges for 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.**

