



Total area: approx. 85.6 sq. metres (921.8 sq. feet)



Howard Road Wollaston NN29 7QZ  
Freehold Price £269,500

**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.



Offered with no chain is this superbly presented three bedroom terrace house situated in the centre of the village local to main amenities. The property benefits from uPVC double glazing, gas radiator central heating, a refitted kitchen with a range of built in appliances, a refitted bathroom suite and a replacement roof in 2024. The rear garden measures 47ft and extends to 63ft overall. The accommodation briefly comprises entrance hal, lounge/dining room, kitchen/breakfast room, three bedrooms, bathroom and gardens to front and rear.

Enter via part obscure glazed entrance door.

**Entrance Hall**

Radiator, built in storage cupboard, wood effect laminate floor, stairs to first floor landing, door to.

**Lounge/Dining Room**

**Lounge area**

13' 8" into chimney breast recess x 12' 3" max (4.17m x 3.73m)  
Bay window to front aspect, radiator, T.V point, chimney breast recess, through to.

**Dining Area**

12' 5" into chimney breast recess x 11' 4" (3.78m x 3.45m)  
Glazed door to rear garden, radiator, wood effect laminate floor, door to.

**Kitchen/Breakfast Room**

14' 3" x 8' 3" (4.34m x 2.51m) (This measurement includes area occupied by the kitchen units)  
Refitted shaker style units to comprise white Belfast style ceramic sink set in wood block work surface with cupboards under, range of base and eye level units providing work surfaces, built in electric oven, microwave oven, gas hob with extractor hood over, integrated fridge/freezer and washing machine, cupboard housing gas fired boiler serving central heating and domestic hot water, tiled splash areas, radiator, tiled floor, three windows to side aspect, part obscure glazed door to rear garden.

**First Floor Landing**

Access to loft space, doors to.

**Bedroom One**

11' 3" x 10' 0" (3.43m x 3.05m)  
Window to rear aspect, radiator.

**Bedroom Two**

11' 4" x 8' 10" plus door recess (3.45m x 2.69m)  
Window to front aspect, radiator.

**Bedroom Three**

8' 3" x 7' 11" (2.51m x 2.41m)  
Window to rear aspect, radiator.

**Bathroom**

White suite comprising panelled bath with mixer shower attachment, pedestal hand wash basin, low flush W.C., tiled splash areas, chrome effect towel radiator, tiled floor, electric extractor vent, obscure glazed window to front aspect.

**Outside**

Rear Garden - 47ft from rear of kitchen and 63ft overall, block paved patio, artificial grass, wooden decking, brick built store, wooden fence, outside tap.  
  
Front - Foregarden of slate chippings, wooden picket fence, iron gate.

**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 A (£1,540.72 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.**

