Kestrel Lane Wellingborough

richard james

www.richardjames.net

Approx. 44.7 sq. metres (480.6 sq. feet) Lounge Kitchen/Dining Room Entrance Hall

Approx. 44.7 sq. metres (480.6 sq. feet)

Bedroom 1

Bedroom 2

Bedroom 2

Total area: approx. 89.3 sq. metres (961.3 sq. feet)







Kestrel Lane Wellingborough NN8 4UE Freehold Price £180,000

Wellingborough Office 27 Sheep Street Wellingborough Northants NN8 1BS 01933 224400

Irthling borough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480





This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments 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 at 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 resonable 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 exchanged 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 sdictor 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 well presented three bedroom terrace property which would make an ideal purchase for a first time buyer or buy to let investor. The property benefits from uPVC double glazing, gas radiator central heating and a refitted bathroom suite and further offers a cloakroom, a 20ft kitchen/dining room, a 16ft max master bedroom with bedrooms two and three 15ft max and 11ft respectively. A viewing is highly recommended. The accommodation briefly comprises porch, entrance hall, cloakroom, kitchen/dining room, lounge, three bedrooms, bathroom and gardens to front and rear.

Enter via uPVC door with obscure glazed insert to.

Porch

Tiled floor, glazed door to.

Entrance Hall

Stairs to first floor landing, laminate flooring, radiator, cloaks cupboard, understairs storage cupboard, further storage cupboard, doorways and door to.

Cloakroom

White suite comprising low flush W.C., wall mounted hand wash basin, tiled splash back, obscure glazed window.

Kitchen/Dining Room

20' 7" max x 8' 8" max narrowing to 5' 11" min (6.27m 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, electric cooker point, plumbing for washing machine, space for fridge/freezer, wall mounted gas fired combination boiler serving domestic hot water and central heating, tiled splash back, double radiator, window to front aspect.

Lounge

14' 8" x 11' 7" (4.47m x 3.53m)

Window to rear aspect, part obscure glazed uPVC door to rear garden, laminate flooring, double radiator, T.V. point, telephone point.

First Floor Landing

Access to loft space, overstairs storage cupboard which is also accessed from bathroom, further storage cupboard, doors to.

Bedroom One

16' 7" max into wardorbe recess x 8' 8" (5.05m x 2.64m) Window to rear aspect, double radiator.

Bedroom Two

15' 7" max into wardrobe recess x 8' 8" (4.75m x 2.64m)

Window to front aspect, double radiator, exposed floorboards.

Bedroom Three

11' 8" x 5' 10" (3.56m x 1.78m)

Window to rear aspect, radiator, exposed floorboards.

Bathroom

White suite comprising panelled bath with mixer shower attachment, low flush W.C., pedestal hand wash basin, tiled splash back, overstairs storage cupboard, obscure glazed window to front aspect.

Outside

Rear - Mainly laid to patio and gravel, dwarf wall, enclosed by wooden fencing, gated pedestrian access to rear.

Front - Mainly laid to slate.

Energy Performance Rating

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

Council Tay

We understand the council tax is band A (£1,498.99 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

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.

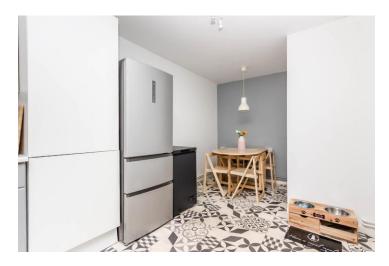
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.













www.richardjames.net www.richardjames.net