



Butterfields Wellingborough NN8 2PZ
Freehold Price £210,000

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 two bedroom end of terrace property which is situated in a cul-de-sac local to the A45, schools and shops. The property benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances and further offers a cloakroom, two double bedrooms, a west facing rear garden and two off road parking spaces. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, two bedrooms, bathroom, garden to rear and off road parking.

Enter via composite door with obscure glazed inserts to.

Entrance Hall

Wood flooring, coving to ceiling, glazed door to lounge, door to.

Cloakroom

Comprising low flush W.C, wall mounted wash hand basin, tiled splash backs, radiator, obscure glazed window to front aspect.

Lounge

14' 7" x 12' 6" (4.44m x 3.81m)

Window to front aspect, stairs to first floor landing, two radiators, T.V point, telephone point, coving to ceiling, glazed door to.

Kitchen/Dining Room

12' 6" x 9' 8" (3.81m x 2.95m)

(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 fridge/freezer, tiled splash backs, cupboard housing gas fired boiler serving domestic hot water and central heating, double radiator, wood flooring, window to rear aspect, composite door with glazed inserts to rear garden, coving to ceiling.

First Floor Landing

Access to loft space, radiator, doors to.

Bedroom One

12' 6" x 8' 5" (3.81m x 2.57m)

Window to rear aspect, radiator.

Bedroom Two

12' 6" max narrowing to 9' 3" x 9' 1" max (3.81m x 2.77m)

Two windows to front aspect, radiator, airing cupboard housing hot water cylinder and immersion heater.

Bathroom

Comprising panelled bath with mixer shower attachment, low flush W.C, pedestal hand wash basin, tiled splash backs, tiled floor, electric shavers point, extractor vent, obscure glazed window to side aspect.

Outside

Rear - Mainly laid to paving, steps leading up to brick wall retained garden area with artificial lawn and two conifers, water tap, enclosed by timber and wire fencing, gated pedestrian access leading to front.

Front - Small gravel fore garden, two off road parking spaces.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,748.82 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.

