



Charlbury Close Wellingborough NN8 2NS  
Freehold Price £300,000

**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.



Situated in a cul-de-sac on the southern outskirts of town providing convenient access to the A45 is this three bedroom detached property which requires some general updating yet benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property further offers a cloakroom, a utility room, separate reception rooms, three double bedrooms with ensuite shower room to the master and a garage. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, utility room, cloakroom, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via part obscure glazed door to.

Entrance Hall

Stairs to first floor landing, radiator, doors to.

Lounge

12' 10" plus bay x 10' 10" max (3.91m x 3.3m)

Bay window to front aspect, coal effect gas fire with marble fascia and hearth and wooden surround, two radiators, T.V point, coving to ceiling, doors to.

Dining Room

9' 3" x 8' 8" (2.82m x 2.64m)

uPVC French door to rear garden, radiator, coving to ceiling, door to.

Kitchen

9' 11" x 8' 4" (3.02m x 2.54m) (This measurement includes area occupied by the kitchen units)

Comprising 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 dishwasher, space for fridge/freezer, radiator, tiled splash backs, tiled floor, door to entrance hall, door to.

Utility Room

Work surface, plumbing for washing machine, space for tumble dryer, radiator, wall mounted gas fired boiler serving domestic hot water and central heating, tiled splash backs, tiled floor, extractor vent, part obscure glazed door to rear garden, door to.

Cloakroom

White suite comprising low flush W.C, wall mounted hand wash basin, tiled splash backs, tile floor, radiator, obscure glazed window to side aspect.

First Floor Landing

Obscure glazed window to side aspect, access to loft space, airing cupboard housing hot water cylinder and immersion heater, radiator, doors to.

Bedroom One

11' 4" x 9' 10" max (3.45m x 3m)

Window to front access, fitted wall to wall wardrobes, T.V point, radiator, door to.

Ensuite Shower Room

Comprising tiled shower cubicle, low flush W.C, pedestal hand was basin, tiled splash backs, radiator, extractor vent, obscure glazed window to rear aspect.

Bedroom Two

12' 9" max x 9' 1" plus door recess (3.89m x 2.77m)

Two windows to front aspect, radiator.

Bedroom Three

9' 10" plus door recess x 9' 1" (3m x 2.77m)

Window to front aspect, radiator.

Bathroom

White suite comprising panelled bath with mounted shower attachment, low flush W.C, pedestal hand wash basin, tiled splash backs, radiator, extractor vent, obscure glazed window to front aspect.

Outside

Rear - Patio running width of property, mainly laid to lawn, shrubs, water tap, enclosed by panel fencing, gated pedestrian access to front.

Front - Laid to lawn, hedge, double width drive leading to.

Garage

Metal up and over door.

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 D (£2,248 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.**

