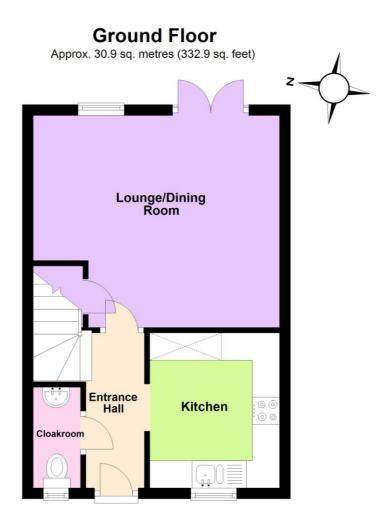
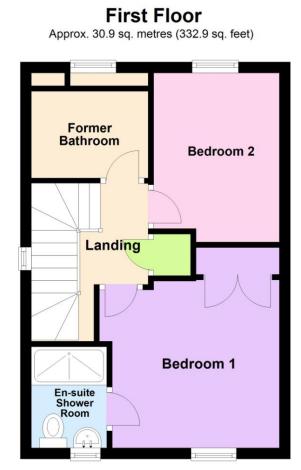
Waterside Road Wellingborough

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Total area: approx. 61.9 sq. metres (665.8 sq. feet)

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 exchange 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.







Waterside Road Wellingborough NN8 1PB Freehold Price £220,000

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





Situated within close proximity to the Railway Station, Castlefields Park and walking distance of the town centre is this two bedroom end of terrace property which is offered with no chain. The property benefits from uPVC double gazing, gas radiator central heating, built in kitchen appliances to include oven, hob, dishwasher and fridge/freezer and further offers a cloakroom, an ensuite shower room to bedroom one and two parking spaces. The original bathroom suite has been removed but can easily be refitted. The accommodation briefly comprises entrance hall, cloakroom, kitchen, lounge/dining room, master bedroom with ensuite shower room, further bedroom, former bathroom, gardens to front and rear and off road parking.

Former Bathroom

7' 2" x 5' 6" (2.18m x 1.68m)

enclosed by feature board fencing.

Formerly the bathroom currently used as a dressing area which

extractor vent, obscure glazed window to rear aspect.

Front - Two parking spaces, gravelled foregarden.

can be converted back to a bathroom, radiator, laminate flooring,

Rear - Patio, mainly laid to lawn, shed, gated pedestrian access,

There is an estate management charge of £158.93 payable every

Enter via composite door with obscure glazed insert to.

Entrance Hall

Stairs to first floor landing, radiator, decorative feature brick imitation wall, doors to.

Cloakroom

White suite comprising low flush W.C, pedestal hand wash basin, radiator, obscure glazed window to front aspect.

Kitcher

$9' 4" \times 7' 10"$ (2.84m x 2.39m) (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 hood over, integrated dishwasher and fridge/freezer, plumbing for washing machine, cupboard housing gas fired boiler serving domestic hot water and central heating.

Lounge/Dining Room

14' 11" max x 12' 9" max (4.55m x 3.89m)

uPVC French doors to rear garden, window to rear aspect, under stairs cupboard, double radiator, T.V point, laminate flooring.

First Floor Landing

Window to side aspect, airing cupboard, laminate flooring, doors

Bedroom One

10' 0" max x 10' 0" plus door recess (3.05m x 3.05m)

Window to front aspect, built in wardrobes, laminate flooring, T.V point, radiator, door to.

Ensuite Shower Room

White suite comprising tiled shower cubicle, low flush W.C, wall mounted wash hand basin, radiator, electric shavers point, extractor vent, obscure glazed window to front aspect.

Bedroom Two

10' 2" max x 7' 5" (3.1m x 2.26m)

Window to rear aspect, radiator, laminate flooring.





Energy Performance Rating

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

Council Tay

We understand the council tax is band B (£1,749 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.









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