



Braid Court Wellingborough NN8 6PF
Freehold Price £290,000

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 four bedroom link detached property situated on the corner of Wentworth Avenue that benefits from uPVC double glazed doors and windows, gas warm air heating, built in kitchen appliances and a refitted bathroom suite. The property offers a good size rear garden and off road parking for three cars leading to a garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, four bedrooms, bathroom, gardens to front and rear and a garage.

Enter via part obscure glazed entrance door with obscure glazed side panel to.

Entrance Hall
Warm air vent, built in storage cupboard, stairs to first floor landing, doors to.

Cloakroom
Comprising low flush W.C, wash basin with vanity cupboards under, warm air vent, coving to ceiling, obscure glazed window to front aspect.

Lounge
13' 4" x 11' 4" (4.06m x 3.45m)
Window to rear aspect, warm air vent, T.V point, coving to ceiling, through to.

Dining Room
11' 4" max x 9' 3" max (3.45m x 2.82m)
French doors with further window to rear aspect, warm air vent, coving to ceiling.

Kitchen
9' 8" x 9' 3" (2.95m x 2.82m) (This measurement includes area occupied by the kitchen units)
Comprising white single drainer sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, hob and extractor hood, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, wood effect laminate floor, warm air vent, gas fired boiler serving warm air heating, window to front aspect, part obscure glazed door to side aspect.

First Floor Landing
Access to loft space, airing cupboard housing hot water cylinder and immersion heater, doors to.

Bedroom One
12' 6" x 8' 8" (3.81m x 2.64m)
Window to rear aspect, warm air vent, wood effect laminate floor, coving to ceiling.

Bedroom Two
11' 3" x 10' 3" (3.43m x 3.12m)
Window to rear aspect, warm air vent, wood effect laminate floor.

Bedroom Three
9' 11" x 6' 11" (3.02m x 2.11m)
Window to front aspect, warm air vent, wood effect laminate floor, coving to ceiling, dado rail.

Bedroom Four
9' 6" x 5' 9" plus door recess (2.9m x 1.75m)
Window to front aspect, warm air vent.

Bathroom
White suite comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C, tiled splash areas, warm air vent, wood grain effect floor, coving to ceiling, obscure glazed window to side aspect.

Outside
Rear garden - Concreate patio, lawn, shrubs and tree, hardstanding for shed, wooden fence, brick wall, gated access to front.

Front - Lawn which extends to the side, border, plants and shrubs, open canopy porch with courtesy light, block paved driveway providing parking for three cars to.

Garage
Wooden doors, eaves space, power and light connected, window and access door to rear garden.

N.B
The property experienced some structural damage which was repaired in August 2025. The property was monitored until June 2024. A Certificate of Structural Adequacy from November 2024 is available for inspection.

Energy Performance Rating
This property has an energy rating of E. 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 2015/2026).

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.

