

# Broad Green Wellingborough

richard james

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Broad Green Wellingborough NN8 4LH  
Freehold Price £225,000

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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 local to the town centre is this well presented grade two listed two bedroom cottage which benefits from a refitted kitchen with built in appliances, gas radiator central heating and a refitted shower room. The property further offers two double bedrooms, separate reception rooms, a downstairs bathroom, character features and a private rear garden. The accommodation briefly comprises entrance porch, lounge, dining room, rear hallway, kitchen, bathroom, two bedrooms, ensuite shower room and rear garden.

Enter via entrance door.

**Entrance Porch**  
Door to.

**Lounge**  
13' 9" max x 10' 9" max (4.19m x 3.28m)  
Window to front aspect, radiator, T.V. point, door to.

**Dining Room**  
14' 3" max x 8' 1" max (4.34m x 2.46m)  
Window to front aspect, feature fireplace, radiator.

**Rear Hallway**  
Stairs to first floor landing, door to rear garden.

**Kitchen**  
9' 4" x 8' 5" (2.84m x 2.57m) (This measurement includes area occupied by the kitchen units)  
Comprising butler sink with block wood worksurface, built in electric oven and gas hob with extractor fan over, integrated dishwasher, space for fridge/freezer, window to rear aspect, radiator, cupboard housing gas fired boiler serving central heating and domestic hot water.

**Bathroom**  
Comprising panelled bath, low flush W.C., wash basin, obscure glazed window to rear aspect, towel rail, tiled floor.

**First Floor Landing**  
Exposed brick wall, door to.

**Bedroom Two**  
10' 5" x 8' 4" (3.18m x 2.54m)  
Window to front aspect, radiator.

**Bedroom One**  
14' 9" plus recess x 7' 7" (4.5m x 2.31m)  
Window to front aspect, radiator, door to.

**Ensuite Shower Room**  
Comprising tiled shower cubicle, low flush W.C., wash basin, access to loft space, extractor fan, towel rail.

**Outside**  
Rear - Private, not overlooked, laid to lawn, tree, shrubs, brick walling.

**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 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](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.**

