



Sywell Way Wellingborough NN8 5ER
Freehold Price £250,000

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01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office ☐
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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.

Offered for sale with no chain and situated in a cul de sac in a popular area is this three bedroom semi detached property which benefits from uPVC double glazing and gas radiator central heating. The property further offers a 24ft lounge/dining room, an 8ft conservatory, a west facing rear garden and a 55ft driveway leading to a single garage. The accommodation briefly comprises entrance hall, lounge/dining room, conservatory, kitchen, three bedrooms, bathroom, gardens to front and rear and a single garage.

Enter via uPVC door with obscure glazed inserts to.

Entrance Hall

Stairs to first floor landing, window to front aspect, double radiator, laminate floor, glazed door to.

Lounge/Dining Room

24' 6" max x 12' 0" max narrowing to 7' 9" (7.47m x 3.66m)
Window to front aspect, two radiators, laminate floor, T.V. point, understairs storage cupboard, coving to ceiling, door to kitchen, uPVC French doors to.

Conservatory

8' 6" x 6' 8" (2.59m x 2.03m)
uPVC construction, French doors to rear garden, laminate flooring.

Kitchen

8' 7" x 7' 0" (2.62m x 2.13m) (This measurement includes area occupied by the kitchen units)
Comprising stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, gas cooker point, extractor fan, plumbing for washing machine, space for fridge freezer, tiled splash back, tiled floor, window to side aspect, obscure glazed uPVC door to rear garden.

First Floor Landing

Window to side aspect, access to loft space, overstairs storage cupboard housing gas fired combination boiler serving domestic hot water and central heating, doors to.

Bedroom One

12' 11" x 9' 2" (3.94m x 2.79m)
Window to front aspect, radiator, coving to ceiling.

Bedroom Two

11' 5" x 7' 1" plus door recess (3.48m x 2.16m)
Window to rear aspect, storage cupboard, radiator, coving to ceiling.

Bedroom Three

7' 2" x 5' 11" (2.18m x 1.8m)
Window to front aspect, radiator coving to ceiling.

Bathroom

White suite comprising panelled bath with mixer shower attachment, low flush W.C., pedestal hand wash basin, tiled splash back, double radiator, obscure glazed window to rear and side aspect, coving to ceiling.

Outside

Rear - Laid to block paving, steps up to lawn and patio, gravel, door to garage, enclosed by fencing, gated pedestrian access to side.

Front - Laid to lawn, block paved driveway measuring approx. 55ft in length with double metal gates leading to.

Garage - Metal up and over door.

Energy Performance Rating

This property has an energy rating of C. 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

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.

