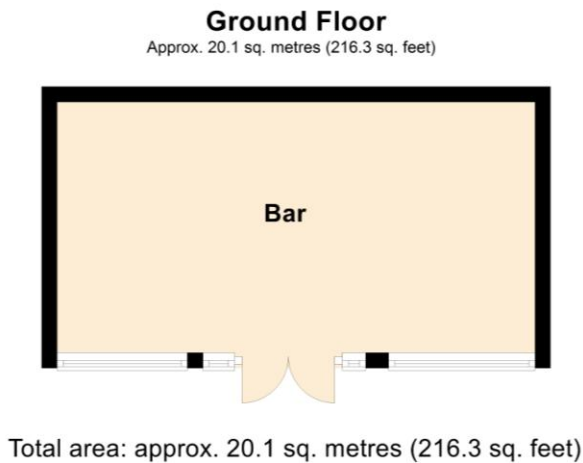


The Rylstone Wellingborough

richard james

www.richardjames.net



The Rylstone Wellingborough NN8 3EB

Freehold Price £205,000

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.

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



Offered in excellent condition is this three bedroom property which benefits from uPVC double glazed doors and windows, a refitted kitchen with built in appliances, a refitted shower room and gas radiator central heating. The property further offers a cloakroom, a 20ft conservatory, a 20ft bar in the rear garden and a landscaped rear garden. The accommodation briefly comprises porch, entrance hall, cloakroom, lounge, kitchen/dining room, conservatory, three bedrooms, shower room, gardens to front and rear and outdoor bar.

Enter via entrance door.

Entrance Porch

Laminate flooring, obscure glazed window to front and side aspect, downlights to ceiling, door to.

Entrance Hall

Tiled floor, vertical radiator, stairs to first floor landing, built in cupboard, further built in cupboard, doors to.

Cloakroom

Comprising low flush W.C, wash hand basin, obscure glazed window to front aspect, radiator, tiled floor.

Lounge

17' 7" max x 10' 9" max (5.36m x 3.28m)
Window to front and rear aspect, two radiators, T.V point.

Kitchen/Dining Room

17' 7" max narrowing to 8' 3" x 14' 2" max (5.36m x 4.32m)
(This measurement includes area occupied by the kitchen units)
Comprising single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric double oven and five ring gas rob with extractor fan over, feature fire surround, built in microwave, plumbing for washing machine, window to front aspect, tiled floor, through to.

Conservatory

20' 9" max x 7' 0" max (6.32m x 2.13m)
uPVC door to rear garden, two radiators, feature fire surround.

First Floor Landing

Window to front aspect, radiator, cupboard housing gas fired boiler serving central heating and domestic hot water, access to loft space, two fitted cupboards/wardrobes with clothes hanging rail, door to.

Bedroom One

11' 8" max x 9' 11" max (3.56m x 3.02m)
Window to rear aspect, fire surround, tiled floor.

Bedroom Two

11' 7" x 8' 8" (3.53m x 2.64m)
Window to rear aspect, radiator.

Bedroom Three

11' 10" max into door recess x 6' 2" max (3.61m x 1.88m)
Window to rear aspect, radiator.

Shower Room

Comprising quadrant shower enclosure, low flush W.C, wash hand basin, obscure glazed front aspect.

Outside

Front - Paved, retaining wall.

Rear - Patio area running width of property, large decking area, penel fencing.

Bar Area

20' 3" x 10' 10" (6.17m x 3.3m)
Of wooden construction, T.V point, laminate floor.

Energy Performance Rating

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

Council Tax

We understand the council tax is band A (£1,428 per annum. Charges 2024/2025).

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.

