



Total area: approx. 90.3 sq. metres (971.8 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



Harvey Road Wellingborough NN8 2BW
Freehold Price £235,000

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 surveyor's 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.

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74 High Street Rushden
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Situated off Northampton Road is this vacant two bedroom semi detached bungalow which has just been redecorated throughout and new carpets fitted. Benefits include a refitted kitchen with built in kitchen appliances, uPVC double glazed doors and windows, gas radiator central heating and off road parking. The property offers a separate lounge and dining area and a uPVC conservatory. Viewing is highly recommended appreciate this property. The accommodation briefly comprises entrance porch, entrance hall, lounge, dining area, conservatory, kitchen, garden room, two bedrooms, shower room, gardens to front and rear and off road parking.

Enter via entrance door.

Entrance Porch

Window to side and rear aspect, door to.

Entrance Hall

Access to loft space, radiator, door to.

Lounge

14' 5" max x 11' 4" max (4.39m x 3.45m)

Fireplace with wood burner, radiator, through to dining area, uPVC door to.

Conservatory

11' 0" x 8' 5" (3.35m x 2.57m)

Of uPVC construction, uPVC door to rear garden, window to side aspect.

Dining Area

10' 6" max narrowing to 7' 7" x 9' 0" max (3.2m x 2.74m)

Window to side aspect, radiator, built in cupboard, through to.

Kitchen

12' 5" max x 9' 11" max (3.78m x 3.02m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven, microwave and five ring gas hob with extractor fan over, space for fridge/freezer, radiator, wine cooler, plumbing for washing machine, window to side aspect, breakfast bar, door to.

Garden Room

Space for fridge or freezer, plumbing for washing machine, uPVC door to rear garden.

Bedroom One

14' 4" max x 11' 3" max (4.37m x 3.43m)

Window to front aspect, radiator.

Bedroom Two

10' 4" x 8' 11" (3.15m x 2.72m)

Window to front aspect, radiator.

Shower Room

Walk in shower enclosure with curtain rail and shower, wash hand basin, low flush W.C., two obscure glazed windows to side aspect, double radiator.

Outside

Front - Lawn, off road parking.

Rear - Not overlooked, patio area, mainly bark chippings, concrete sectional shed, enclosed by panelled fencing.

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 (£1,748.82 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.

