



Dryden Road Wellingborough NN8 1PZ
Freehold Price £200,000

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01933 224400

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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.

Situated within a few minutes walk of the train station with direct links to London St Pancras in under an hour is this vacant two bedroom terrace which offers an ensuite shower room to the master bedroom. The property benefits from a log burner in the lounge, majority uPVC double glazing, gas radiator central heating, a refitted kitchen with built in appliances and a refitted bathroom and would make an ideal pruchase for a first time buyer or buy to let investor. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, bedroom one with ensuite shower room, bedroom two, bathroom, outside W.C, and gardens to front and rear.

Enter via wooden entrance door with obscure glazed inserts and obscure glazed top lighter to.

Entrance Hall

Stairs to first floor landing, cori mat, wood flooring, radiator, door to.

Dining Room

11' 11" max x 11' 6" max into chimney breast recess (3.63m x 3.51m)

Window to rear aspect, wood flooring, radiator, coving to ceiling, door to kitchen, through to.

Lounge

11' 1" max into chimney breast recess x 10' 11" plus bay (3.38m x 3.33m)

Bay window to front aspect, log burner with stone hearth, wood flooring, T.V point, telephone point, radiator, coving to ceiling.

Kitchen

13' 9" x 7' 11" max into chimney breast recess (4.19m x 2.41m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven with gas hob with extractor hood over, integrated dishwasher, plumbing for washing machine, tiled splash backs, tiled floor, cupboard housing gas fired boiler serving domestic hot water and central heating, towel radiator, understairs storage cupboard, window to side and rear aspect, door to rear garden.

First Floor Landing

Access to loft space, doors to.

Bedroom One

13' 5" up to chimney x 10' 10" (4.09m x 3.3m)

Two windows to front aspect, fitted cupboards either side of chimney, radiator, coving to ceiling, door to.

Ensuite Shower Room

White suite comprising tiled shower cubicle , low flush W.C, hand wash basin set in vanity with cupboards under, cupboard with radiator inside, tiled splash backs, tiled floor, towel radiator, extractor vent.

Bedroom Two

13' 10" x 8' 0" max (4.22m x 2.44m)

Window to rear aspect, radiator.

Bathroom

White suite comprising P shaped shower bath with electric shower over, concealed cistern low flush W.C, pedestal hand wash basin, tiled splash backs, tiled floor, extractor vent, window to rear aspect.

Outside

Rear - Mainly laid to lawn, paving, slate clippings, flower bed, gravel boarder, outside W.C, gated pedestrian access to rear, enclosed by brick wall and fence.

Front - Pedestrian gated access, enclosed by low wall, gravel.

N.B

There are parking restrictions between 9am-12pm. You can apply for an annual parking permit via North Northamptonshire Council and we understand the cost is £35.00 per annual.

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 A (£1,499 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.

