



Warwick Road Wellingborough NN8 2LU
Freehold Price £220,000

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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.

A vacant two bedroom semi detached bungalow which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property further offers a 9ft brick and uPVC conservatory, two lean to areas and off road parking. The accommodation briefly comprises lean to, entrance hall, lounge, kitchen, conservatory, two bedrooms, wet room, further lean to, gardens to front and rear and off road parking.

Enter via uPVC door to.

Lean To
13' 7" x 8' 2" (4.14m x 2.49m)
Part obscure glazed door to.

Entrance Hall
Access to loft space, radiator, doors to.

Bedroom One
14' 0" max x 8' 8" (4.27m x 2.64m)
Window to front aspect, radiator, storage cupboard, coving to ceiling.

Wetroom
White suite comprising electric shower, low flush W.C, pedestal hand wash basin, tiled splash backs, radiator, obscure glazed window to side aspect.

Lounge
14' 2" x 10' 4" plus door recess (4.32m x 3.15m)
Coal effect gas fire with tiled facia and hearth and wooden surround, radiator, T.V point, telephone point, wall light points, coving to ceiling, door to conservatory, door to.

Kitchen
7' 10" max x 7' 1" max (2.39m x 2.16m) (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, built in electric oven and gas hob with extractor hood over, space for fridge, space for freezer, tiled floor, tiled splash backs, cupboard housing gas fired boiler serving domestic hot water and central heating, window to rear aspect, part glazed door to.

Lean To
8' 6" x 9' (2.59m x 2.74m)
Door to front lean to, part obscure glazed uPVC door and window to rear garden.

Conservatory
9' 3" x 7' 4" (2.82m x 2.24m)
Of brick and uPVC construction, double radiator, uPVC door to rear garden.

Outside
Rear - Mainly laid to paving, gravel area, metal shed, enclosed by fencing.

Front - Mainly laid to slate clippings, dwarf wall. off road parking.

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 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.

