

47 Park Road Wellingborough

richard james

www.richardjames.net



47 Park Road Wellingborough NN8 4QE
Freehold Price £148,500 (Auction Guide Price)

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



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.

**** Cash buyers only **** For sale by traditional online auction. Situated local to the town is this vacant three bedroom bay fronted property which requires updating throughout. The property offers three reception rooms, a cellar, a 16ft master bedroom and a single garage to the rear. Viewing is highly recommended to appreciate the size and potential of the property. The accommodation briefly comprises entrance hall, lounge, dining room, sitting room, sitting room, cellar, inner hallway, kitchen, rear lobby, bathroom, three bedrooms, gardens to front and rear and garage. Viewings will be conducted on Saturday 27th September 10am – 11am, Wednesday 1st October 11am – 12pm, Saturday 4th October 3pm – 4pm, Tuesday 7th October 11am – 12pm, Saturday 11th October 3pm – 4pm, The online auction will end at 3pm on Wednesday 15th October 2025. Please visit the Richard James Website to make an offer.

Enter via entrance door.

Entrance Hall

Stairs to first floor landing, door to cellar, door to.

Lounge

13' 8" into bay x 12' 10" max (4.17m x 3.91m)
Bay window to front aspect, gas fire, sliding doors to.

Dining Room

12' 6" max x 11' 0" max (3.81m x 3.35m)
Window to rear aspect.

Cellar

13' 6" max x 12' 10" max (4.11m x 3.91m)
Window to front aspect.

Sitting Room

12' 1" x 9' 0" (3.68m x 2.74m)
Two windows to side aspect, gas fire.

Inner Hallway

Door to side aspect, door to.

Kitchen

11' 10" max x 10' 5" max (3.61m x 3.18m) (This measurement includes area occupied by the kitchen units)
Comprising single drainer stainless steel sink unit with cupboard under, gas and electric cooker point, access to loft space, two windows to side aspect, door to.

Rear Lobby

Cupboard housing hot water cylinder, door to rear garden.

Bathroom

Comprising panelled bath, low flush W.C., wash basin, obscure glazed window to side aspect.

First Floor Landing

Access to loft space, built in cupboard, door to.

Bedroom One

16' 4" max x 11' 5" max (4.98m x 3.48m)
Two windows to front aspect, gas heater.



Bedroom Two

12' 6" max x 11' 1" max (3.81m x 3.38m)
Window to rear aspect, gas heater.

Bedroom Three

11' 1" max x 9' 2" max (3.38m x 2.79m)
Window to side aspect, gas heater.

Outside

Front - Retaining wall

Rear - Overgrown and in need of clearing

Garage/Carport - Access via King Street - Wooden door, in need of repair.

Energy Performance Rating

This property has an energy rating of E. 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.



NOTE FOR BUYERS AND METHOD OF SALE :

The property is offered for sale by Traditional Online Auction (unless sold prior.) The auction ends 3pm on Wednesday 15th October 2025. The vendor reserves the right to withdraw, sell or alter the property for sale prior to the auction end date.

Please use the following link to register your interest.

[Online Auctions - Richard James Estate Agents](http://www.richardjames.net)

BUYERS FEES

The successful purchaser(s) will pay the sum of £5,000 at the end of the auction. From this a buyer's fee of £3,960 (inc VAT) is retained by Richard James/Bamboo as a contribution towards the online platform costs, and £1,040 is payable towards the deposit.

DEPOSIT PAYMENT

The Seller and Buyer agree that the Buyer may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. The remainder of the 10% deposit payment is to be transferred to the buyer's solicitors and must be in their client account with 48 hours of the auction ending. It is essential that buyers instruct their solicitor in advance of the auction.

LEGAL PACK

Copies of the legal pack are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

