

Blaydon Walk Wellingborough

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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.



Blaydon Walk Wellingborough NN8 5YU

Freehold Price £175,000 (Auction guide price)

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



*****Cash buyers only*** For sale by traditional online auction. Situated local to Redwell school and shops is this vacant three bedroom semi-detached which benefits from uPVC double glazed doors and windows, gas radiator central heating, a 17ft kitchen/dining room and a single garage in a block. The accommodation briefly comprises entrance porch, lounge, kitchen/dining room, three bedrooms, bathroom, gardens to front and rear and a single garage. Viewings will be conducted on Wednesday 15 October 12pm – 1pm, Saturday 18th October 3pm – 4pm, Wednesday 22nd October 12pm – 1pm, Saturday 25th October 3pm – 4pm, Tuesday 28th October 12pm – 1pm, The online auction will end at 3pm on Thursday 30th October 2025. Please visit the Richard James Website to make an offer.**

Enter via uPVC entrance door.

Entrance Porch Door to.

Lounge
17' 0" max x 13' 8" max (5.18m x 4.17m)

Stairs to first floor landing, radiator, window to front aspect, through to.

Kitchen/Dining Room
17' 0" max x 8' 8" max (5.18m x 2.64m) (This measurement includes area occupied by the kitchen units)
Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, space for washing machine and fridge/freezer, window to rear aspect, radiator, uPVC door to rear garden, freestanding cooker with extractor fan over.

First Floor Landing
Window to side aspect, built in cupboard, door to.

Bedroom One
11' 1" max x 10' 2" max (3.38m x 3.1m)
Window to rear aspect, radiator.

Bedroom Two
11' 6" max x 8' 1" plus recess (3.51m x 2.46m)
Window to front aspect, radiator.

Bedroom Three
8' 8" max x 8' 7" max (2.64m x 2.62m)
Window to front aspect, radiator, built in cupboard

Bathroom
Comprising panelled bath with shower over, low flush W.C., wash basin, obscure glazed window to rear aspect, towel rail.

Outside
Front - Laid to lawn.

Rear - Decking area, mainly paved, wooden shed, pedestrian gated access to side.



Garage - In a block - Access via up and over door, enclosed by panelled fencing.

Energy Performance Rating
This property has an energy rating of C. 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 Thursday 30th 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.

