

Thorpe Close Wellingborough

richard james

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Thorpe Close Wellingborough NN8 3UU 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.

Offered in excellent condition throughout and situated in a cul de sac is this two/three bedroom semi detached which has been extended to provide a bedroom/office with an ensuite shower room. Benefits include uPVC double glazed doors and windows, a refitted kitchen with a range of built in appliances, gas radiator central heating and off road parking. The property further offers a uPVC brick conservatory and a landscaped rear garden. The vendor is not making another property purchase and offered chain free. The accommodation briefly comprises entrance hall, lounge, kitchen, conservatory, bedroom/office, ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via part obscure glazed entrance door to.

Entrance Hall

Tiled floor, stairs to first floor landing, doors to.

Lounge

14' 5" max x 10' 1" max (4.39m x 3.07m)

Window to front aspect, white fire surround with gas point and electric solid fuel style fire fitted, radiator, T.V. point, telephone point, laminate flooring, door to.

Kitchen

13' 5" max x 6' 9" max (4.09m x 2.06m) (This measurement includes the area occupied by the kitchen units)

Refitted to comprise one and a half bowl single drainer sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, electric hob and extractor hood over, freestanding dishwasher, washing machine, tumbler dryer and fridge/freezer, under cupboard lights, tiled floor, understairs storage cupboard, window to rear aspect, French doors to.

Conservatory

10' 6" x 9' 2" (3.2m x 2.79m)

Of brick and uPVC construction, tiled floor, cupboards with work surface over, glazed with French doors to rear garden.

Bedroom/Family Room

14' 10" narrowing to 12' 8" x 6' 3" (4.52m x 1.91m)

Window to front aspect, radiator, cupboard/wardrobe, tiled floor, door to.

Ensuite Shower Room

Comprising tiled shower enclosure, low flush W.C., glass bowl wash basin with mixer tap, tiled walls, tiled floor, chrome effect towel radiator, electric extractor vent, obscure glazed window to rear aspect.

First Floor Landing

Obscure glazed window to side aspect, access to loft space, doors to.

Bedroom One

10' 2" x 8' 11" (3.1m x 2.72m)

Window to front aspect, radiator, wood effect laminate floor, built in wardrobe, airing cupboard housing gas fired combination boiler serving central heating and domestic hot water.

Bedroom Two

10' 8" x 6' 11" (3.25m x 2.11m)

Window to rear aspect, radiator, wood effect laminate floor.

Bathroom

Refitted white suite comprising panelled bath with mixer shower attachment, pedestal hand wash basin, low flush W.C., tiled splash areas, chrome effect towel radiator, wood effect laminate floor, built in cupboard, obscure window to rear aspect.

Outside

Rear - Large patio area, various shrubs, plants and bushes, trees, enclosed by panelled fencing, shed.

Front - Lawn, shrubs, rose bush, block paved driveway providing parking for two cars, EV charger.

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.

