



Sywell Way Wellingborough NN8 5ER
Freehold Price £220,000

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



Situated in a cul-de-sac just off Vicarage Farm Road is this vacant three bedroom semi detached property which requires some general updating yet benefits from uPVC double glazing and gas radiator central heating. The property further offers a 24ft lounge/dining room and a driveway measuring approximately 81ft in length leading to a 24ft garage. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, three bedrooms, shower room, W.C., gardens to front and rear and a garage.

Enter via part obscure uPVC door with obscure side panel to.

Entrance Hall

Radiator, obscure glazed panel, door to.

Lounge/Dining Room

24' 7" x 12' 6" up to stairs narrowing to 7'9" (7.49m x 3.81m)

Windows to front and rear aspect, stairs to first floor landing, under stairs storage cupboard, three radiators, T.V. point, coving to ceiling, through to.

Kitchen

8' 10" x 7' 2" (2.69m x 2.18m)(This measurement includes area occupied by the kitchen units)

Comprising stainless steel sink drainer unit with cupboards under, base and eye level units providing work services, gas cooker point, plumbing for washing machine, space for fridge freezer, tiled splash backs, window to side aspect, part glazed uPVC door to rear garden.

First Floor Landing

Window to side aspect, access to loft space, airing cupboard housing hot water cylinder and immersion heater, doors to.

Bedroom One

13' 0" x 9' 3" (3.96m x 2.82m)

Window to front aspect, fitted wardrobes and top boxes, radiator.

Bedroom Two

11' 5" x 7' 1" plus door recess (3.48m x 2.16m)

Window to rear aspect, radiator, built in wardrobe.

Bedroom Three

6' 11" x 5' 11" (2.11m x 1.8m)

Window to front aspect, radiator.

Shower Room

White suite comprising walk in shower with aqua board splash backs, pedestal hand wash basin, tiled splash backs, radiator, obscure glazed window to rear aspect.

W.C.

Low flush W.C., obscure window to side aspect.

Outside

Rear – Mainly laid to gravel, falling stones, shrub bed, access to garage, gated pedestrian access to front.

Front – Mainly laid to gravel, driveway measuring approximately 81ft in length (subject to removing fence panel) leading to.

Garage - Measuring 24' 3" x 7'10", set back in rear garden. Metal up and over door, power and light.

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 2025/26).

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.

