



Total area: approx. 81.5 sq. metres (877.1 sq. feet)

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.



Western Way Wellingborough NN8 3LZ
Freehold Price £290,000

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 surveyor's 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



A mature three bedroom semi detached house situated a short walk from Northampton Road and many main amenities that benefits from uPVC double glazing, gas radiator central heating, a refitted kitchen with a range of built in appliances and a refitted bathroom suite. The property offers a 109ft rear garden, a 49ft driveway with carport over leading to a single garage. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, three bedrooms, bathroom, gardens to front and rear and a garage.

Enter via part obscure glazed entrance door with windows either side to.

Entrance Hall

Radiator, coving to ceiling, stairs to first floor landing, doors to.

Lounge/Dining Room

Lounge Area

14' 0" into bay x 12' 8" into chimney breast recess (4.27m x 3.86m)

Half bay window to front aspect, radiator, marble effect fire surround with coal effect ornamental fire (not functional) T.V. point, telephone point, coving to ceiling.

Dining Area

9' 11" x 8' 10" (3.02m x 2.69m)

Radiator, coving to ceiling, French doors to rear.

Kitchen

9' 10" x 9' 7" (3m x 2.92m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise one and a half bowl coloured 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 double oven with electric hob and extractor hood over, integrated dishwasher, washing machine, fridge and freezer, tiled floor, understairs storage cupboard, window to rear aspect, part obscure glazed door to side.

First Floor Landing

Window to side aspect, access to loft space, coving to ceiling, built in linen/storage cupboard, doors to.

Bedroom One

14' 0" into bay x 10' 1" min plus door recess (4.27m x 3.07m)

Half bay window to front aspect, radiator, coving to ceiling.

Bedroom Two

10' 2" x 9' 11" max (3.1m x 3.02m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Three

8' 9" max x 8' 6" max (2.67m x 2.59m)

Window to front aspect, radiator, coving to ceiling.

Bathroom

Refitted white suite comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C., tiled splash areas, radiator, electric shaver point, coving to ceiling, inset ceiling lights, obscure glazed window to side aspect, obscure glazed window to rear aspect.

Outside

Rear Garden - 109ft in length, patio, gravel, majority of lawn with mature borders of shrubs, plants and trees, laurel hedge, wooden fence, outside light and tap, gated access to front via driveway.

Front - Brick wall, pea gravel and various shrubs, courtesy light, block paved driveway of 49ft in length with double opening gates, carport and light over.

Garage - Metal up and over door, power and light connected, window to rear aspect.

Outbuilding/Store - Housing gas fired boiler serving central heating and domestic hot water.

Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band C (£1,904 per annum. Charges for 2024/2025).

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.

