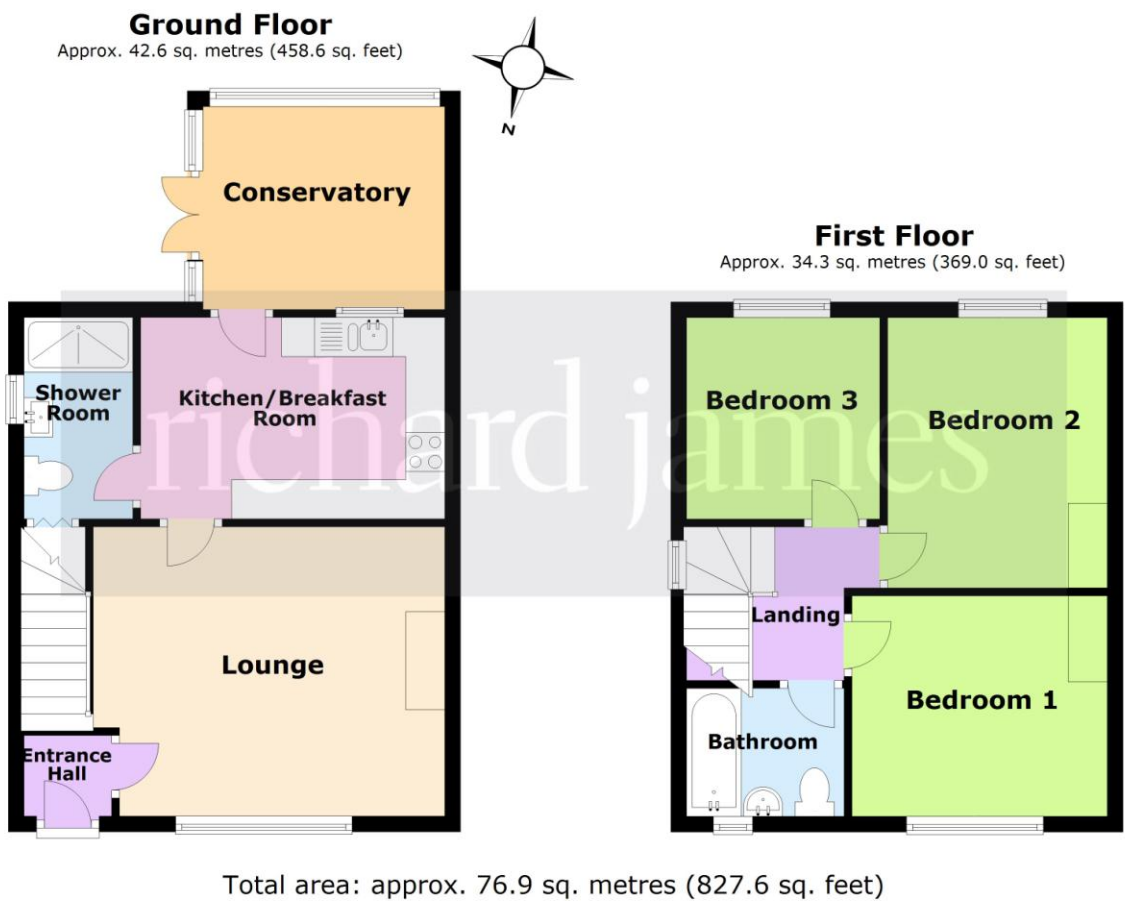


Welford Avenue Irthlingborough Wellingborough

richard james

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Welford Avenue Wellingborough NN9 5XA
Freehold Price £240,000

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27 Sheep Street Wellingborough
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Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
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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 with no upward chain is this established three bedroomed semi detached property situated on the northern outskirts of Irlthingborough with features to include a brick/uPVC conservatory to the rear overlooking the generous sized south facing garden, three good sized bedrooms and a single garage with off road parking. Further benefits include gas radiator central heating, uPVC double glazing and modern kitchen and shower room to the ground floor. The accommodation briefly comprises entrance hall, lounge, kitchen/breakfast room, down stairs shower room, conservatory, three bedrooms, bathroom, front and rear gardens, single garage and a driveway.

Enter via composite part-glazed front door through to:

Entrance Hall

Stairs through to first floor landing, radiator, dado rail, doors through to:

Lounge

12' 2" x 14' 7" max. (3.71m x 4.44m)

Window to front aspect, radiator, dado rail, TV point, display niche to chimney breast recesses with wall mounted lighting, living flame gas fire (not connected) with feature surround and raised hearth, coving to ceiling, part glazed door through to:

Kitchen/Breakfast Room

12' 9" x 8' 5" (3.89m x 2.57m)

Fitted to comprise one and a half bowl single drainer stainless steel sink unit with cupboard under, a range of eye and base level units providing work surfaces with tiled splash backs, window and door to rear aspect, radiator, plumbing for washing machine, electric cooker space, space for fridge and separate freezer, wall mounted gas boiler serving domestic hot water and central heating systems, vinyl floor, part-glazed door through to:

Downstairs Shower Room

Fitted to comprise low flush W.C., vanity sink with cupboard under, walk in double shower with tiled splash back, window to side aspect, tiled flooring, radiator, under stairs storage cupboard.

Conservatory

8' 7" x 10' 1" (2.62m x 3.07m)

Of brick and uPVC construction, perspex roof with fitted blinds, dado rail, wall light points and power points, French doors to garden.

First Floor Landing

Loft access, window to side aspect, dado rail, radiator, doors to:

Bedroom One

10' 8" x 9' 5" (3.25m x 2.87m)

Window to front aspect, radiator, laminate flooring.

Bedroom Two

11' 3" x 9' 6" (3.43m x 2.9m)

Window to rear aspect, radiator, laminate flooring.

Bedroom Three

8' 0" x 8' 4" (2.44m x 2.54m)

Window to rear aspect, radiator, picture rail.

Bathroom

Fitted to comprise low flush W.C., pedestal hand wash basin, panelled bath with shower over, tiled splash back, bathroom is fully tiled, radiator, window to rear aspect, timber clad ceiling.

Outside

Front - Mainly gravelled, enclosed by brick walling and wooden panelled fencing, block paved driveway proving off-road parking for one car leading down to the side of the property to further gate leading to single pre fabricated garage with up and over door.

Rear - Comprising blocked paved patio, main lawn, borders stocked with flowers and shrubs, wooden shed, water tap, garden is enclosed by mainly wooden panelled fencing, garden enjoys a southerly aspect and measures approx. 52ft in depth

Material Information

This property tenue is freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band A (£1547.91 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.

