Talbot Road North Wellingborough

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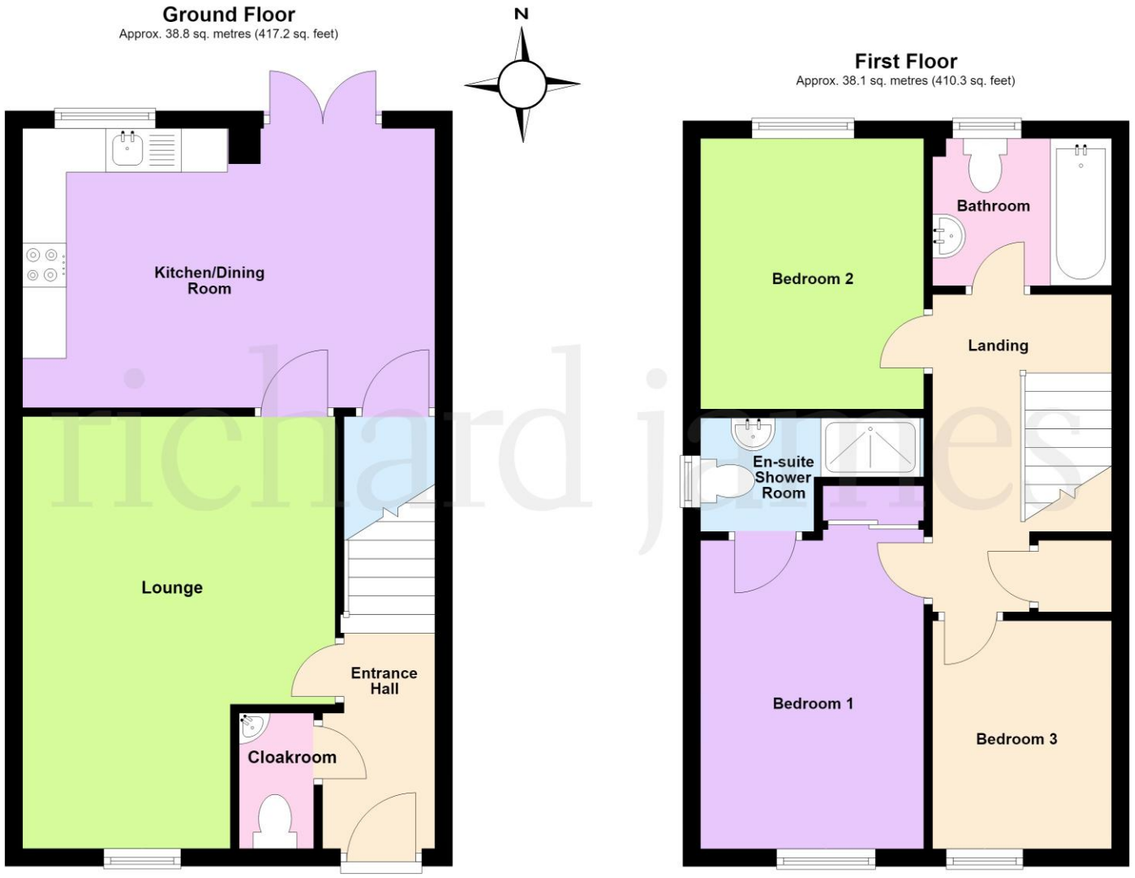


Total area: approx. 76.9 sq. metres (827.5 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

Talbot Road North Wellingborough NN8 1SG

Freehold Price £255,000

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

The Property Ombudsman

relocation agent network

Offered with no chain and built in 2015 is this three bedroom semi-detached property with ensuite shower room to the master bedroom situated within a short walk from the railway station. The property benefits from uPVC double glazed doors and windows, gas radiator central heating, built in kitchen appliances and offers a cloakroom and off road parking to the side for two cars. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and parking.

Enter via part obscure glazed entrance door to.

Entrance Hall
Radiator, grey wood grain effect floor, stairs to first floor landing, doors to.

Cloakroom
White suite comprising low flush W.C., pedestal hand wash basin, tiled splash areas, electric extractor vent.

Lounge
16' 1" x 11' 9" (4.9m x 3.58m)
Window to front aspect, radiator, grey wood grain effect floor, inset ceiling lights, white brick effect feature wall, door to.

Kitchen/Dining Room
15' 0" x 10' 5" (4.57m x 3.18m)(This measurement includes the area occupied by the kitchen units)
Comprising single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, upstands, built in electric oven, gas hob with extractor hood over; plumbing for washing machine, space for fridge freezer, cupboard housing gas fired boiler serving central heating and domestic hot water, radiator, understairs cupboard, window to rear aspect, French doors to rear garden.

First Floor Landing
Radiator, access to loft space, over stairs cupboard/linen cupboard, doors to.

Bedroom One
11' 9" x 8' 5" (3.58m x 2.57m)
Window to front aspect, radiator, built in wardrobe with shelves and drawers, door to.

Ensuite Shower Room
White suite comprising tiled shower enclosure, pedestal hand wash basin low flush W.C., tiled splash areas, chrome effect towel rail, electric extractor vent, obscure window to side aspect.

Bedroom Two
10' 2" x 8' 5" (3.1m x 2.57m)
Window to rear aspect, radiator, wood grain effect floor.

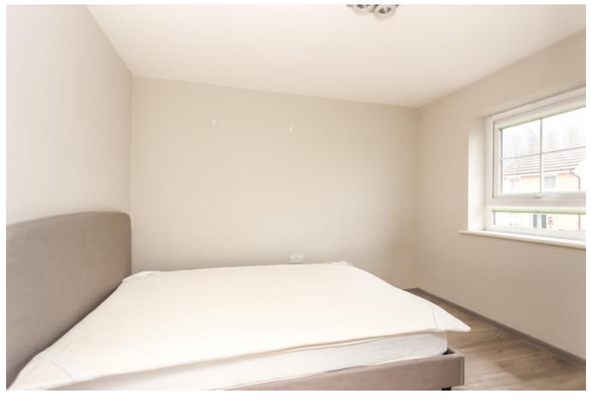
Bedroom Three
8' 9" x 6' 2" (2.67m x 1.88m)
Window to front aspect, radiator.

Bathroom
White suite comprising panelled bath with mixer shower attachment, pedestal hand wash basin, low flush W.C., tiled splash areas, chrome effect towel rail, electric extractor vent, obscure window to rear aspect.

Outside
Rear Garden - Patio, lawn, wooden shed, wooden fence and brick wall, gated access to front, outside tap.

Front - Iron railings, pebbles and gravel, driveway to side providing off road parking for two cars.

N.B.
We understand there is an estate amenity charge of £286.76 per annum. This should be checked by the purchasers legal representative prior to legal commitment to purchase.



Energy Performance Rating
We currently await the results of the energy assessment.

Council Tax
We understand the council tax is band C (£2,105.89 per annum. Charges for 2026/2027).

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.

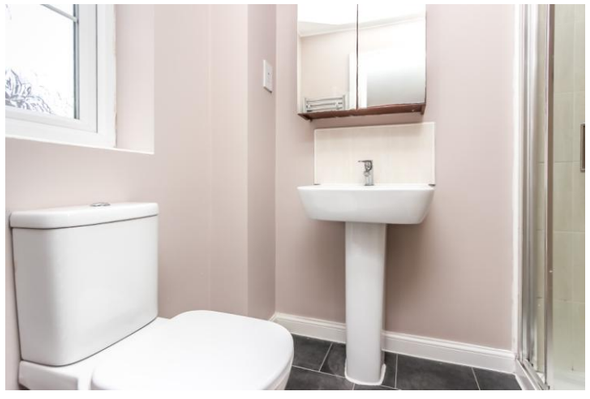
General Data Protection Regulations 2018
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

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.



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