



Total area: approx. 107.6 sq. metres (1158.4 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.

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.

## Ivatt Avenue Wellingborough NN8 1TF

### Freehold Price £350,000

**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 four bedroom detached house built by Bovis Homes in 2019 offering easy access to the railway station and benefitting from uPVC double glazed doors and windows, gas radiator central heating, a range of built in kitchen appliances and a landscaped garden with porcelain paving. The property further offers an 18ft lounge, 18ft kitchen/dining room and ensuite shower room to the master bedroom. The accommodation briefly comprises entrance hall, store/cloakroom, lounge, kitchen/dining room, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a garage.**

Enter via entrance door with two obscure glazed inserts to.

#### Entrance Hall

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

#### Walk-in Cupboard

Formally a cloakroom. Plumbing is still in place to fit a cloakroom suite, wood grain effect floor.

#### Lounge

18' 3" max x 13' 11" max (5.56m x 4.24m)

Two window to front aspect, two windows to side aspect, two radiators, media points, coving to ceiling, understairs storage cupboard, wood grain effect floor.

#### Kitchen/Dining Room

18' 3" x 12' 2" (5.56m x 3.71m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, upstands, built in electric oven, gas hob with extractor hood over, integrated dishwasher and fridge/freezer, cupboard housing gas fired boiler serving central heating and domestic hot water, radiator, wood grain effect floor, two windows to front aspect, French doors with windows either side to rear garden, inset ceiling lights.

#### First Floor Landing

Window to rear aspect, radiator, built in linen cupboard, access to loft space, doors to.

#### Bedroom One

12' 11" x 10' 2" (3.94m x 3.1m)

Two windows to front aspect, radiator, wall to wall built in wardrobes, door to.

#### Ensuite Shower Room

White suite comprising double width shower enclosure, low flush W.C., pedestal hand wash basin, electric shaver point, tiled splash area, chrome effect towel radiator, tiled floor, obscure glazed window to side aspect, electric extractor vent, inset ceiling lights.

#### Bedroom Two

11' 1" x 9' 11" (3.38m x 3.02m)

Window to front aspect, window to side aspect, radiator.

#### Bedroom Three

11' 1" x 8' 1" (3.38m x 2.46m)

Window to side aspect, radiator.

#### Bedroom Four

7' 11" x 6' 2" widening to 7' 10" (2.41m x 1.88m)

Window to front aspect, radiator.

#### Bathroom

White suite comprising panelled bath with shower fitted over, low flush W.C., pedestal hand wash basin, tiled splash areas, electric shaver point, chrome effect towel radiator, tiled floor, inset ceiling lights, electric extractor vent.

#### Outside

Garden - Situated to side of property. Two grey porcelain patios, raised plant borders, wooden pergola, power points, tap, wooden fence, brick wall, gated access to front.

Front - Grey porcelain paving, raised borders with bark chippings and shrubs, courtesy light, block paved hardstanding which could be used for parking.

Garage - Situated at the rear of the property with a driveway for two cars, metal up and over door, power and light connected, plumbing for washing machine, eaves space, access door to rear garden.

#### N.B.

We understand there is an estate management charge payable of £250.00 per annum. This should be confirmed by the purchasers legal representative.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band D (£2,369.12 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](http://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.**

