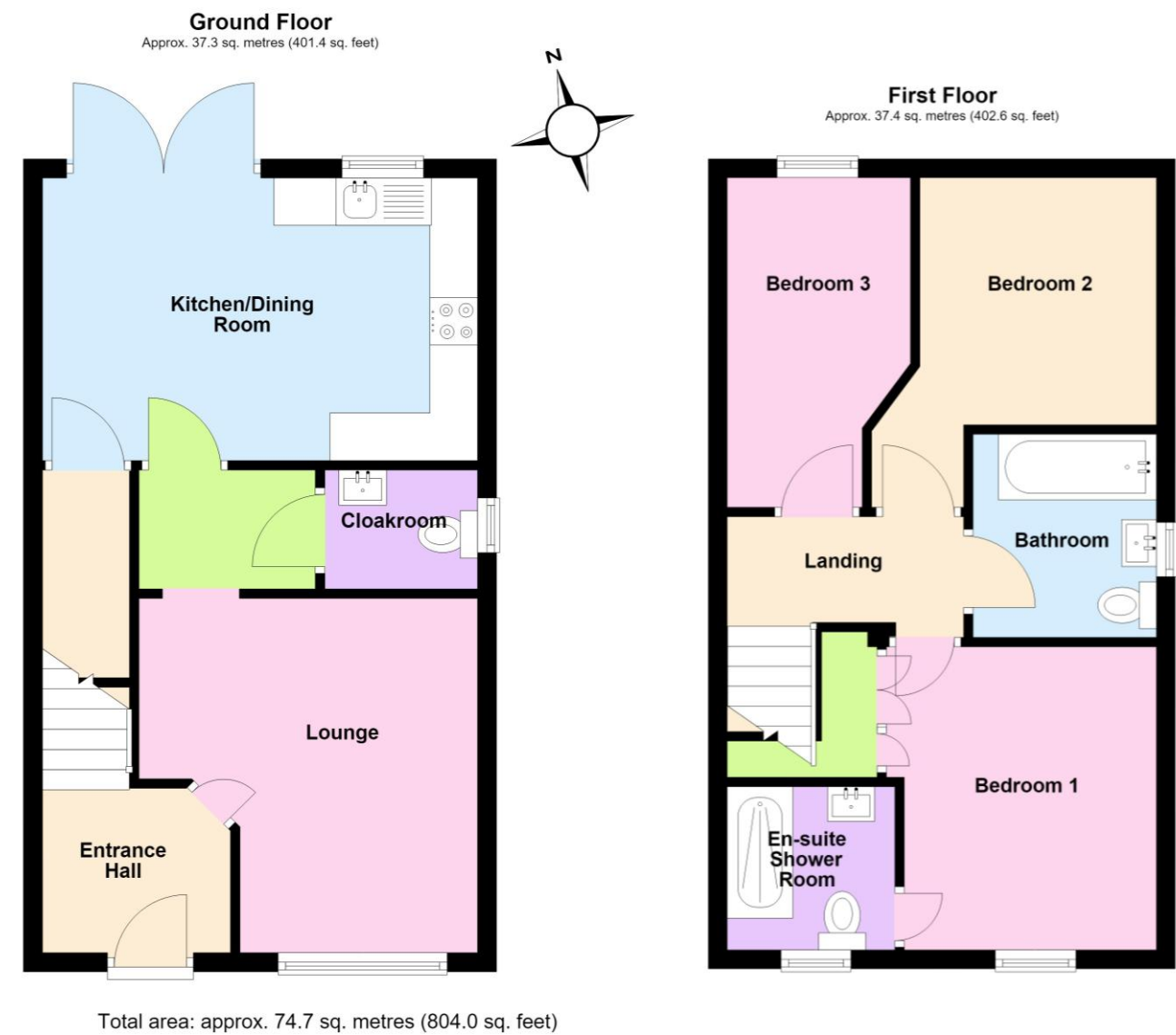


Romeo Way Wellingborough

richard james

www.richardjames.net



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 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.

Romeo Way Wellingborough NN8 3AZ

Freehold Price £275,000

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



Located on the popular residential area of Wendel View is this excellent three bedroom semi detached which benefits from a 15ft kitchen/dining room with a range of built in appliances to include oven and hob, fridge/freezer, washer/dryer and dishwasher, uPVC double glazing, gas radiator central heating and an ensuite shower room to master bedroom. The property further offers a cloakroom, built in wardrobes to bedroom one and off road parking for two vehicles. The accommodation briefly comprises entrance hall, lounge, cloakroom, kitchen/dining room, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via entrance door.

Entrance Hall

Radiator, stairs to first floor landing, door to.

Lounge

12' 2" max x 11' 8" max (3.71m x 3.56m)

Window to front aspect, double radiator, T.V. point, through to.

Inner Hallway

Door to.

Cloakroom

Comprising low flush W.C., wash hand basin, obscure glazed window to side aspect, radiator.

Kitchen/Dining Room

15' 0" x 9' 9" max (4.57m x 2.97m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and gas hob with extractor fan over, integrated fridge/freezer, washer/dryer and dishwasher, uPVC double doors and window to rear garden, vinyl flooring, double radiator, understairs storage cupboard, cupboard housing gas fired boiler serving central heating and domestic hot water.

First Floor Landing

Access to loft space, radiator, door to.

Bedroom One

10' 3" plus door recess x 9' 9" upto wardrobe (3.12m x 2.97m)

Window to front aspect, radiator, built in mirror fronted wardrobes with clothes hanging rail, door to.

Ensuite Shower Room

Comprising double tiled shower enclosure, low flush W.C., wash hand basin, obscure glazed window to front aspect, radiator, extractor fan.

Bedroom Two

9' 10" max x 8' 8" max (3m x 2.64m)

Window to rear aspect, radiator.

Bedroom Three

9' 6" max x 6' 4" max (2.9m x 1.93m)

Window to rear aspect, radiator.

Bathroom

Comprising panelled bath with shower over, low flush W.C., wash basin, obscure glazed window to side aspect, radiator.

Outside

Front - Gravel, off road parking for two vehicles.

Rear - Patio, laid to lawn, panelled fencing, water tap. pedestrian gated access, wooden shed.

N.B

We understand from the vendor an amenity charge of £164.00 is paid per annum. This should be confirmed by a legal representative before making a commitment to purchase.

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 C (£2,106 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.

