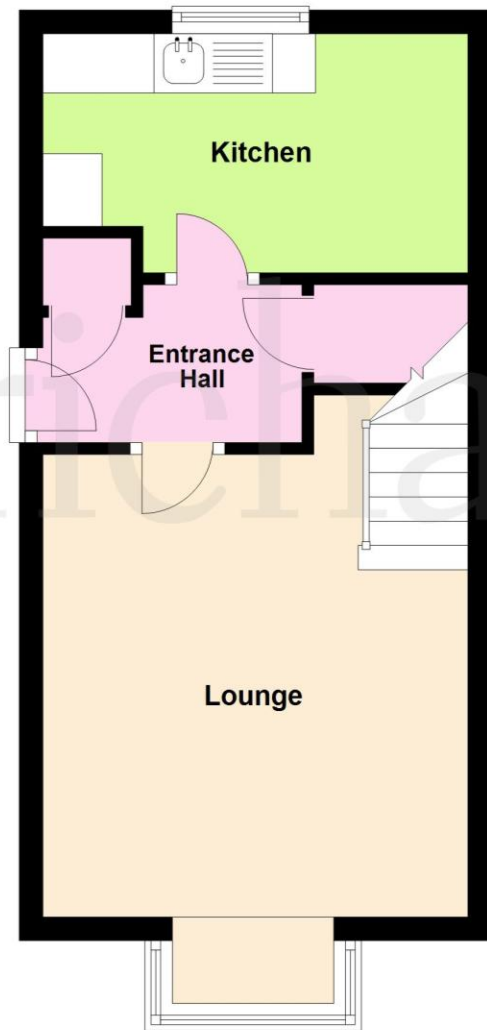




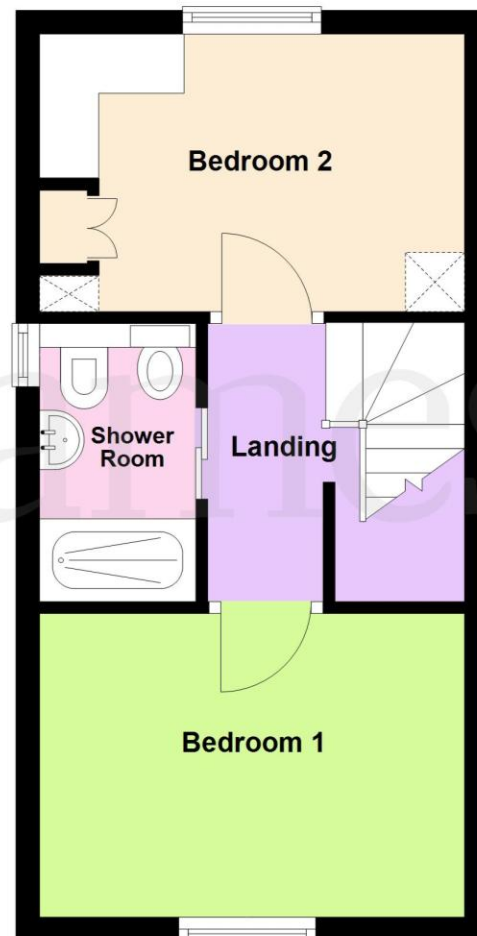
## Ground Floor

Approx. 27.3 sq. metres (293.8 sq. feet)



## First Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



**Total area: approx. 54.1 sq. metres (582.2 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.



## Senwick Drive Wellingborough NN8 1RX

### Freehold Price £160,000

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



**Ideal for a first time buyer or a buy to let investor, is this vacant two bedroom property which is conveniently situated local to the train station and within walking distance of the town centre. The property benefits from uPVC double glazing, gas radiator central heating, freestanding kitchen appliances, a refitted shower room and further offers two parking spaces. The accommodation briefly comprises entrance hall, kitchen, lounge, two bedrooms, shower room, gardens to front and rear and two parking spaces.**

Enter via wooden entrance door with obscure glazed inserts to.

#### Entrance Hall

Laminate flooring, under stairs storage cupboard, airing cupboard housing hot water cylinder and immersion heater, door to lounge, through to.

#### Kitchen

11' 7" x 7' 8" (3.53m x 2.34m) (This measurement includes the area occupied by the kitchen units)

Comprising stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, freestanding electric cooker, washing machine, fridge/freezer and fridge, tiled splash back, radiator, wall mounted gas fired boiler serving domestic hot water and central heating, window to rear aspect.

#### Lounge

12' 9" max x 11' 7" (3.89m x 3.53m)

Box bay window to front aspect, stairs to first floor landing, laminate flooring, T.V. point, telephone point, radiator.

#### First Floor Landing

Access to loft space, doors to.

#### Bedroom One

11' 8" x 8' 5" (3.56m x 2.57m)

Window to front aspect, radiator.

#### Bedroom Two

11' 8" x 7' 9" (3.56m x 2.36m)

Window to rear aspect, fitted wardrobe, drawers and desk, radiator.

#### Shower Room

Refitted white suite comprising walk in shower enclosure with thermostatic shower controls, concealed cistern low flush W.C., bidet, hand wash basin with vanity cupboard under, tiled walls, luxury vinyl tile flooring, towel radiator, extractor vent, obscure glazed window to side aspect.

#### Outside

Front - Shrub, two parking spaces.

Rear - Mainly laid to lawn, fig tree, small conifers.

#### Energy Performance Rating

We currently await the results of the energy assessment.

#### Council Tax

We understand the council tax is band A (£1,579.41 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.**

