



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.



Knox Road Wellingborough NN8 1HY
Freehold Price £170,000

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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Situated within walking distance of the town centre and railway station is this two bedroom bay fronted terrace property which requires updating yet benefits from uPVC double glazing. The property could be modified to provide three bedrooms and further offers a 23ft lounge/dining room, a south facing rear garden and no chain. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, two bedrooms, dressing room, bathroom and gardens to front and rear.

Enter via wooden entrance door with top lighter to.

Entrance Hall

Stairs to first floor landing, door to.

Lounge/Dining Room

Overall Measurement - 23' 3" plus bay x 12' 7" max into chimney breast recess (7.09m x 3.84m)

Lounge Area

12' 2" max into chimney breast recess x 10' 10" plus bay (3.71m x 3.3m)

Bay window to front aspect, gas fire, T.V. point, telephone point, through to.

Dining Area

12' 7" max into chimney breast recess x 11' 11" (3.84m x 3.63m)

Window to rear aspect, gas fire, cupboard fitted into one half of chimney breast recess, door to.

Kitchen

13' 6" x 7' 11" (4.11m x 2.41m)(This measurement includes the area occupied by the kitchen units.)

Requires refitting, comprising single stainless steel drainer sink unit with cupboards under, base and eye level units providing work surfaces, gas cooker point, plumbing for washing machine, space for fridge/freezer, understairs storage cupboard, windows to side and rear aspect, part obscure glazed composite door to rear garden.

First Floor Landing

Access to loft space, doors to.

Bedroom One

15' 8" max into chimney breast recess x 10' 10" (4.78m x 3.3m)

Two windows to front aspect, fitted wardrobe into one half of chimney breast recess, further fitted wardrobes.

Bedroom Two

12' 0" x 10' 3" max into chimney breast recess (3.66m x 3.12m)

Window to rear aspect.

Dressing Room

7' 11" max x 7' 9" (2.41m x 2.36m)

Window to side aspect, fitted cupboards, door to.

Bathroom

Requires refitting, white suite comprising panelled bath, low flush W.C., hand wash basin, obscure glazed window to rear aspect.

Outside

Rear - Mainly laid to concrete, brick wall, pedestrian access to rear.

Front - Mainly laid to gravel, enclosed by brick wall, gated access.

N.B

The property has spray foam loft insulation. You will need to check with your mortgage lender to confirm if this will fit their lending criteria.

Energy Performance Rating

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

Council Tax

We understand the council tax is band A (£1,579 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.

