

The Rylstone Wellingborough

richard james

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Total area: approx. 902.1 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.

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.



The Rylstone Wellingborough NN8 3EB Freehold Price £200,000

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



Offered for sale with no chain is this three bedroom terrace property which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property further offers a cloakroom, a separate lounge and dining room, two double bedrooms and a single, a west facing rear garden and would make an ideal purchase for a first time buyer or buy to let investor. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, three bedrooms, bathroom and gardens to front and rear.

Enter via uPVC door with obscure glazed inserts to.

Entrance Hall
Stairs to first floor landing, tiled floor, cloaks cupboard, storage cupboard, through to dining room, door to.

Cloakroom
Refitted white suite and comprising low flush W.C, hand wash basin, tiled walls and floor, obscure glazed window to front aspect.

Dining Room
14' 3" x 8' 2" (4.34m x 2.49m)
uPVC French doors and window to rear garden, tiled floor, space for fridge/freezer, arch through to lounge, arch through to.

Kitchen
9' 2" max x 5' 0" min (2.79m x 1.52m) (This measurement includes area occupied by the kitchen units)
Comprising white ceramic butler style sink with cupboards under, base and eye level units providing solid work surface, built in electric oven and gas hob with extractor hood over, plumbing for washing machine, space for slimline dishwasher, tiled splash back, tiled floor, window to front aspect.

Lounge
17' 8" narrowing to 14' 8 x 10' 9" (5.38m x 3.28m)
Window to front and rear aspect, engineered wood flooring, two radiators, T.V. point, telephone point.

First Floor Landing
Window to front aspect, access to loft space, storage cupboard, further mirror fronted sliding door storage cupboard, recess with wall mounted gas fired combination boiler serving domestic hot water and central heating, engineered wood flooring, radiator, doors to.



Bedroom One
11' 9" x 9' 11" (3.58m x 3.02m)
Window to rear aspect, radiator.

Bedroom Two
11' 6" x 8' 8" (3.51m x 2.64m)
Window to rear aspect, radiator.

Bedroom Three
11' 9" into door recess narrowing to 9' 8" x 5' 11" (3.58m x 1.8m)
Window to rear aspect, radiator.

Bathroom
White suite comprising 'L' shaped shower bath with thermostatic shower over, low flush W.C., hand wash basin set in vanity unit, tiled walls and floor, towel radiator, extractor vent, obscure glazed window to front aspect.

Outside
Rear - Patio area with railway sleeper edging, mainly laid to lawn, shrub borders, water tap, enclosed by fencing.

Front - Mainly laid to paving, picket fence, communal parking spaces.



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

Council Tax
We understand the council tax is band A (£1,499 per annum. Charges for enter year).

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.

