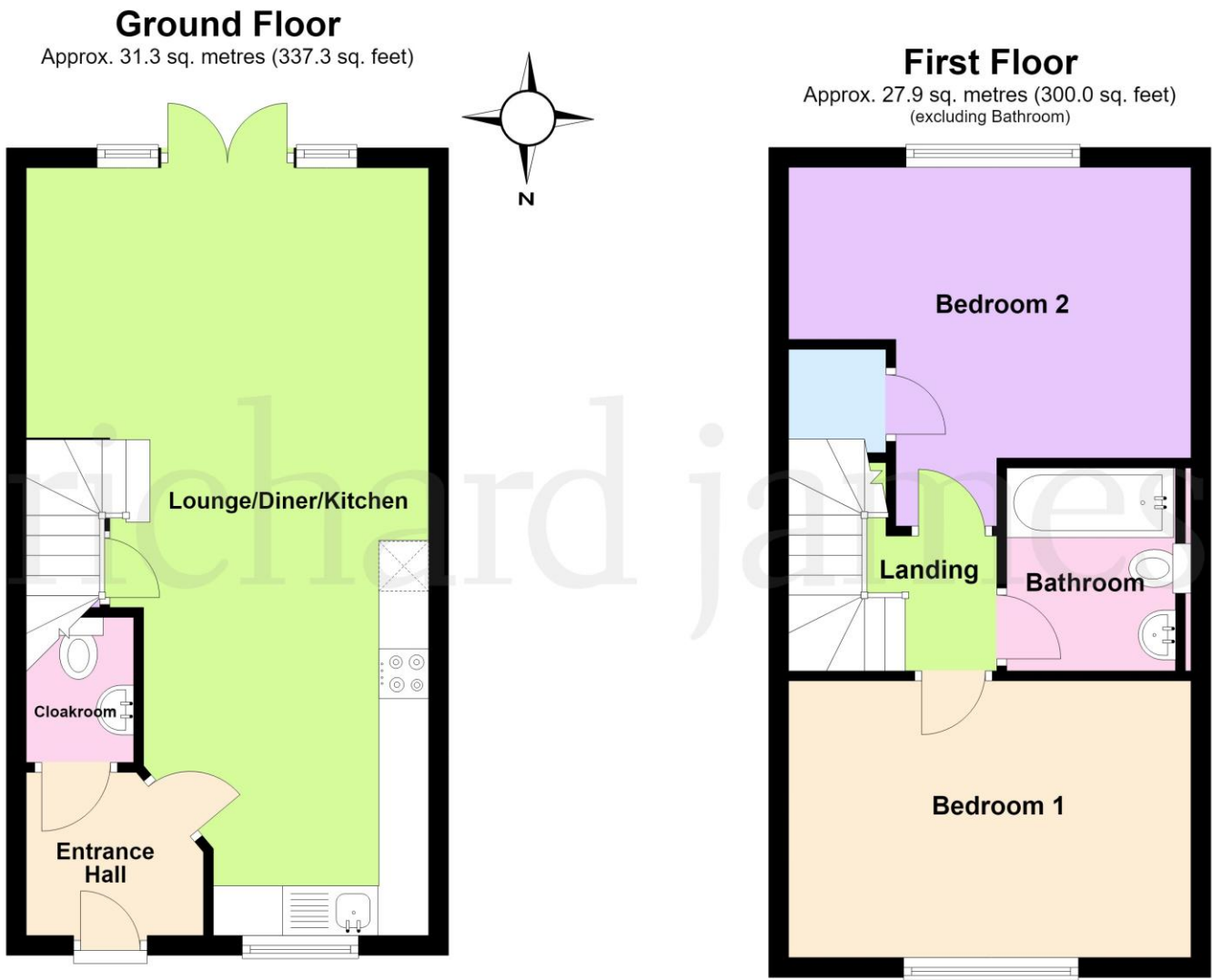


Patriot Grove Wellingborough

richard james

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Situated in a cul-de-sac on the Stanton Cross development within walking distance of the railway station, Stanton Cross Park and Primary School, is this well presented two bedroom semi-detached property which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances to include oven, hob, washing machine and fridge/freezer. The property further offers a cloakroom, a 25ft open plan lounge/diner/kitchen, two double bedrooms, a south facing rear garden, off road parking for two vehicles, and no onward chain. The accommodation briefly comprises entrance hall, cloakroom, lounge/diner/kitchen, two bedrooms, bathroom, garden to rear and off road parking.

Enter via composite door with inserts to.

Entrance Hall

Tiled floor, radiator, doors to.

Cloakroom

White suite comprising low flush W.C., pedestal hand wash basin, tiled splash back, tiled floor, radiator, extractor vent.

Lounge/Dining/ Kitchen Area

25' 4" x 13' 2" max narrowing to 7' 1" min (7.72m x 4.01m)(This measurement includes the area occupied by the kitchen units) uPVC French doors with windows either side to rear garden, T.V. point, telephone point, ethernet point, stairs to first floor landing, under stairs storage cupboard, three radiators, tiled floor to kitchen area. Kitchen comprises stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces with matching upstands, built in electric oven and gas hob with extractor hood over, integrated washing machine and fridge/freezer, freestanding slimline dishwasher, cupboard house gas fired combination boiler serving central heating and domestic hot water, window to front aspect.

First Floor Landing

Doors to.

Bedroom One

13' 3" x 9' 2" (4.04m x 2.79m)

Window to front aspect, radiator, access to loft space.

Bedroom Two

13' 3" max x 8' 9" max plus door recess (4.04m x 2.67m)

Window to rear aspect, over stairs storage cupboard, radiator.

Bathroom

White suite comprising panelled bath with thermostatic mixer shower attachment, concealed cistern low flow W.C., wall mounted wash hand basin, tiled splash back, tiled floor, towel radiator, extractor vent.

Outside

Rear - Small patio, mainly laid to lawn, pebble area retrained by sleepers, enclosed by brick and block retraining walls and feather board fencing, gated pedestrian access to side.

Front - Shrubs, driveway providing off road parking for two vehicles.

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 B (£1,842.64 per annum. 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.

