



Total area: approx. 108.7 sq. metres (1170.6 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.



## Neptune Road Wellingborough NN8 1RB Freehold Price £295,000

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 surveyor's 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  
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Available with no upward chain is this three storey, four bed roomed town house built in 2013 by Barratt Homes which is situated off Eastfield Road within walking distance of the railway station and local to most other amenities. The property benefits from gas radiator central heating, solar heated water, uPVC double glazed windows, built in kitchen appliances, Amtico wood effect flooring to the majority of the ground floor and further offers an ensuite shower room to the master bedroom, three double bedrooms, a 10ft fourth bedroom, a south facing rear garden and a single garage. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, master bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a single garage.

Enter via composite door with obscure glazed insert and obscure glazed side panel to.

#### Entrance Hall

Stairs to first floor landing, wood effect flooring, under stairs storage cupboard, radiator, through to kitchen, doors to.

#### Cloakroom

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

#### Lounge/Dining Room

16' 4" x 13' 7" (4.98m x 4.14m)

uPVC French doors to rear garden with windows either side to rear garden, two radiators, T.V. point, telephone point, wood effect flooring.

#### Kitchen

10' 1" x 6' 7" (3.07m x 2.01m) (This measurement includes the area occupied by the kitchen units.)

Comprising stainless steel one and a half basin single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in double electric oven and gas hob with extractor hood over, integrated dishwasher, plumbing for washing machine, space for fridge/freezer tiled splash back, wood effect flooring, cupboard housing gas fired boiler serving domestic hot water and central heating, window to front aspect.

#### First Floor Landing

Window to front aspect, stairs to second floor landing, storage cupboard, radiator, doors to.

#### Bedroom Two

13' 7" x 10' 0" (4.14m x 3.05m)

Window to rear aspect, radiator.



#### Bedroom Four

10' 0" x 6' 7" (3.05m x 2.01m)

Window to front aspect, radiator.

#### Bathroom

White suite comprising panelled bath with thermostatic shower over, low flush W.C., pedestal hand wash basin, tiled splash back, tiled floor, electric shavers point, towel radiator, extractor vent.

#### Second Floor Landing

Airing cupboard housing hot water cylinder and immersion heater, doors to.

#### Bedroom One

13' 7" x 9' 9" (4.14m x 2.97m)

Window to rear aspect, radiator, door to.

#### Ensuite Shower Room

White suite comprising tiled shower cubicle, low flush W.C., pedestal hand wash basin, tiled floor, electric shavers point, towel radiator, extractor vent, door to landing.

#### Bedroom Three

13' 7" max x 9' 4" max (4.14m x 2.84m)

Two windows to front aspect, radiator, over stairs storage cupboard, access to loft space.

#### Outside

Front - Shrubs, paving, courtesy light with open canopy porch.

Rear Garden - Patio, artificial lawn, shrubs, wooden fence, steps down to gated access to rear.

Garage - Situated at the rear of the property, metal up and over door, window to rear aspect. (This is understood to be leasehold, a 125 year lease was granted in 2012, £50.00 per year ground rent is payable and the insurance is £38.00 per year.)



#### N.B.

The vendor pays an estate management charge of £18.12 per month.

#### Energy Performance Rating

We currently await the results of the energy assessment.

#### Council Tax

We understand the council tax is band D (£2,369.12 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.**

