



Leys Road Wellingborough NN8 1PN
Freehold Price £195,000

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28 High Street Irthlingborough
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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.

A two bedroom end of terrace house situated within walking distance of the railway station and being local to schools and Eastfield Park that benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted shower room, an extended kitchen with range style cooker, and offers a 13ft dining area and a rear garden of 95ft length. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, two bedrooms, shower room and gardens to front and rear.

Enter via part obscure glazed entrance door to.

Entrance Hall

Stairs to first floor landing, part obscure door to.

Lounge/Dining Room

Lounge Area

13' 1"into bay x 10' 2" into chimney breast recess (3.99m x 3.1m)

Bay window to front aspect, radiator, T.V. point, coving to ceiling, chimney with ornamental wood burning stove (not functional), white surround and quartz effect hearth, through to.

Dining Area

13' 4" x 8' 4" (4.06m x 2.54m)

Window to side aspect, radiator, wood effect laminate floor, understairs storage cupboard, part glazed door to.

Kitchen

10' 11" x 10' 9" (3.33m x 3.28m) (This measurement includes the area occupied by the kitchen units.)

Comprising coloured single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, duel fuel range style cooker, plumbing for washing machine, plumbing for dish washer, space for tumble dryer, space for fridge/freezer, gas fired boiler serving central heating and domestic hot water, radiator, inset ceiling lights, coving to ceiling, window to rear aspect, window to side aspect, part obscure glazed door to side.

First Floor Landing

Doors to.

Bedroom One

12' 10" into bay x 11.2' upto wardrobe, widening to 13'5" beyond wardrobe (3.91m x 3.35m)

Bay window to front aspect, radiator, built in wardrobe, coving to ceiling.

Bedroom Two

8' 5" x 7' 8" (2.57m x 2.34m)

Window to rear aspect, radiator, coving to ceiling.

Shower Room

Refitted to comprise walk in shower, low flush W.C; wash basin with vanity cupboard under, tiled splash walls, electric extractor vent, coving to ceiling, obscure window to rear aspect.

Outside

Rear garden - 95ft in length overall and 86ft up to summerhouse. Patio, lawn, trees, shrubs, further lawn area and patio with insulated summerhouse, wooden fence, gated access to front.

Front - Foregarden, brick wall, iron gates.

Energy Performance Rating

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

Council Tax

We understand the council tax is band A (£1,579.41 per annum. Charges 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.

