



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.

Irthlingborough Road North Wellingborough NN8 1TE
Freehold Price £260,000

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.

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



Situated within walking distance of the railway station is this immaculate two bedroom semi detached property which has been upgraded to provide Karndean flooring to the ground floor, window shutters to the front facing windows and Quartz work surfaces in the kitchen. The property benefits from uPVC double glazing, gas radiator central heating, a range of built in kitchen appliances to include oven, hob, washing machine, dishwasher and fridge/freezer and further offers a cloakroom, two double bedrooms with ensuite shower room to the master, a west facing rear garden and a car port. A viewing is highly recommended to fully appreciate this outstanding property. The accommodation briefly comprises entrance hall, lounge, inner hall, cloakroom, kitchen/dining room, two bedrooms with ensuite shower room to master, bathroom, gardens to front and rear and a car port.

Enter via composite door with obscure glazed inserts to.

Entrance Hall

Stairs to first floor landing, Karndean flooring, radiator, door to.

Lounge

12' 1" max x 11' 10" max (3.68m x 3.61m)

Window to front aspect, Karndean flooring, T.V point, network point, door to.

Inner Hallway

Karndean flooring, understairs storage cupboard, through to kitchen/dining room, door to.

Cloakroom

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

Kitchen/Dining Room

15' 5" x 10' 7" (4.7m x 3.23m) (This measurement includes area occupied by the kitchen units)

Upgraded to comprise Quartz work top with inset sink unit, Quartz upstands and hob splash back, base and eye level units, built in electric oven and gas hob with extractor hood over, integrated washing machine, dishwasher and fridge/freezer, Karndean flooring, double radiator, inset ceiling lights, window to rear aspect, uPVC French doors to rear garden.

First Floor Landing

Access to loft space, doors to.

Bedroom One

11' 8" x 10' 5" widening to 13' 3" upto wardrobe (3.56m x 3.18m)

Window to rear aspect, radiator, fitted full length mirrored fronted wardrobe, door to.

Ensuite Shower Room

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

Bedroom Two

15' 5" narrowing to 11' 8" x 8' 2" widening to 11' 1" (4.7m x 2.49m)

Two windows to front aspect, overstairs storage cupboard, network point, double radiator.

Bathroom

White suite comprising panelled bath with thermostatic shower over, low flush W.C., wall mounted hand wash basin, tiled splash back, tiled floor, electric shavers point, towel radiator, extractor vent, obscure glazed window to side aspect.

Outside

Rear - Mainly laid to lawn, patio width of property, shed, outside power point, light and water tap, enclosed by feather board fencing, steps leading down to gated pedestrian access to rear leading to car port and with additional parking in front.

Front - Mainly laid to bark chippings, small shrubs, metal railings.

N.B

We understand an estate management of £109.25 is payable annually, this will need to be confirmed by a legal representative before entering into a commitment to purchase.

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 C (£2,106 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.

