



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.

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.

Midland Road Wellingborough NN8 1HF  
Freehold Price £190,000

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 with no chain is this two/three bedroom end of terrace house situated on the edge of the town centre being conveniently situated to main amenities and a short walk from the railway station. The property benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted kitchen/breakfast room with built in appliances and a refitted shower room. The property unusually has a loft room with formal staircase which has potential to be used as a bedroom, subject to regulations. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room, two bedrooms, study area, shower room, loft room and garden to front and rear.**

Enter via part obscure glazed entrance door to.

#### Entrance Hall

29ft overall length. Radiator, dado rail, stairs to first floor landing with cupboard under, doors to.

#### Dining Room

12' 4" into chimney breast recess x 12' 0" (3.76m x 3.66m)  
Window to rear aspect, radiator, chimney with ornamental fireplace, picture rail, part obscure glazed sliding doors to.

#### Lounge

12' 4" into chimney breast recess x 12' 0" (3.76m x 3.66m)  
Window to front aspect, radiator, wooden fire surround with coal effect gas fire fitted, wall light points, picture rail, cupboard fitted into chimney breast recess.

#### Kitchen/Breakfast Room

13' 7" x 9' 2" (4.14m x 2.79m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven, induction hob with extractor hood over, integrated washing machine and dishwasher, cupboard housing gas fired boiler serving central heating and domestic hot water, breakfast bar peninsula, tiled floor, window to side aspect, window to rear aspect, part glazed door to rear garden.

#### First Floor Landing

Window to side aspect, radiator, split level, door and stairs to second floor landing, doors to.

#### Bedroom One

15' 9" into chimney breast recess x 12' 0" (4.8m x 3.66m)  
Two windows to front aspect, radiator.

#### Bedroom Two

12' 1" x 10' 3" into chimney breast recess (3.68m x 3.12m)  
Window to rear aspect, radiator, built in understairs cupboard.

#### Study Area

9' 2" x 8' 1" (2.79m x 2.46m)  
Radiator, through to.

#### Shower Room

White suite comprising tiled shower enclosure, low flush W.C. with concealed cistern, work surface with inset wash basin and cupboards under, obscure glazed window to rear aspect.

#### Second Floor

#### Loft Room

14' 7" x 11' 2" (4.44m x 3.4m)  
Window to front aspect, power and light, ideal as a hobby room or potential bedroom.

#### Outside

Rear garden - Wooden decking, steps to higher tier of artificial grass, brick walls, bin storage area, gated access to rear.

Front - Foregarden, wall, iron gate, hedge.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band B (£1,842.64 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.**

