

Stanley Road Wellingborough

richard james

www.richardjames.net



Stanley Road Wellingborough NN8 1EA

Freehold Price £205,000

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 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.

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



A vacant three bedroom end of terrace house which is larger than average and offers a 22ft hallway, 17ft master bedroom and a 15ft kitchen. The property was historically used as a house of multiple occupation and has the potential to be again, subject to regulation. Benefits include uPVC double glazing, gas radiator central heating and a refitted kitchen with built in appliances. The loft area has a stair ladder and provides open space of 17ft x 11ft plus eaves space. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, loft area and gardens to front and rear.

Enter via part obscure glazed entrance door to.

Entrance Hall

Over 22ft in length, tiled floor, radiator, stairs to first floor landing with storage cupboard under, doors to.

Lounge

14' 4" into bay x 13' 9" into chimney breast recess (4.37m x 4.19m)

Bay window to front aspect, fireplace with wooden surround and cast iron grate, tiled hearth, radiator, coving to ceiling, wood effect laminate floor.

Dining Room

12' 0" x 11' 8" into chimney breast recess (3.66m x 3.56m)

Window to rear aspect, radiator, cupboard fitted into chimney breast recess, wood effect laminate floor.

Kitchen

15' 3" x 9' 7" into chimney breast recess (4.65m x 2.92m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, gas hob with extractor hood over, plumbing for washing machine, gas fired boiler serving central heating and domestic hot water, two radiators, tiled floor, window to rear aspect, window to side aspect, door to side.

First Floor Landing

Door providing access to ladder to loft area, doors to.

Bedroom One

17' 10" into chimney breast recess x 12' 0" (5.44m x 3.66m)

Window to front aspect, radiator.

Bedroom Two

12' 2" x 11' 7" into chimney breast recess (3.71m x 3.53m)

Window to rear aspect, radiator, cupboard fitted into chimney breast recess.

Bedroom Three

9' 7" max x 8' 0" max (2.92m x 2.44m)

Window to rear aspect, radiator, fitted wardrobe and cupboard.

Bathroom

White suite comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C., tiled splash area, radiator, wood grain effect floor, obscure glazed window to side aspect.

Loft

17' 8" max x 11' 7" plus eaves space (5.38m x 3.53m)

Large open space with good head room, boarded, light, eaves space.

Outside

Rear garden - Laid to block paving, tap, brick walls, wooden gate to side.

Front - Foregarden of gravel, bloak paved path, brick walls and wooden gate.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,843 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.

