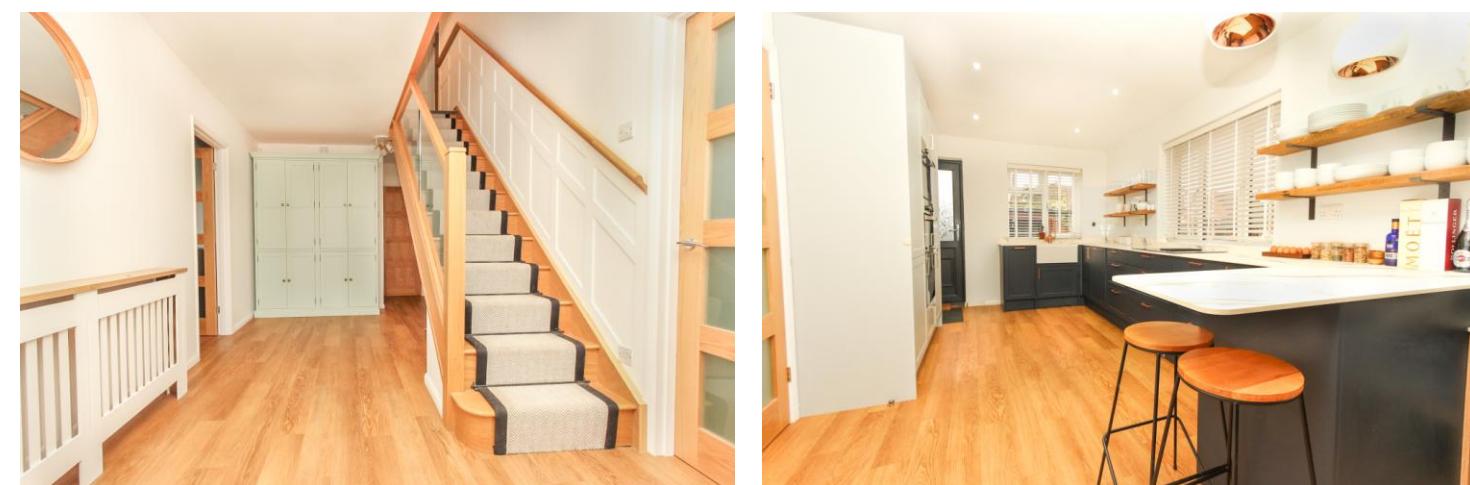


This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

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 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 estateagents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.



**8 Cross Road Wellingborough NN8 4AT**  
**Freehold Price £650,000**

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irlingborough Office**   
28 High Street Irlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Situated local to the railway station and town and overlooking Eastfield Park is this individually built four bedroom detached with a two bedroom bungalow to the rear which provides separate living accommodation. The property has been refurbished and modified and now benefits from a refitted 27ft kitchen/dining room with a range of built in appliances, a refitted utility/shower room, a refitted bathroom and replacement internal doors and flooring. Further benefits include uPVC double glazing, four double bedrooms and off road parking in excess of seven vehicles leading to a double and single garage. Viewing is highly recommended to appreciate the size of the plot. The vendor will consider part exchanging. The accommodation briefly comprises entrance hall, cloakroom, utility/shower room, lounge, study, kitchen/dining room, four bedrooms, bathroom, gardens to front and rear, double and single garage. The bungalow comprises kitchen/breakfast room, hallway, two bedrooms and shower room.**

Enter via replacement entrance door.

#### **Entrance Hall**

18ft in length. LVT flooring, radiator, stairs to first floor landing with glass inserts, door to.

#### **Cloakroom**

Comprising low flush W.C., wash hand basin, radiator, LVT flooring, obscure window to side aspect.

#### **Utility/Shower Room**

Comprising stainless steel sink unit with cupboards under, plumbing for washing machine, double tiled shower endosure, obscure window to rear aspect, LVT flooring, radiator.

#### **Lounge**

17' 5" max x 11' 8" max (5.31m x 3.56m)

Wood burner, upVC double doors to rear garden. TV point, LVT flooring, radiator, coving to ceiling, double doors to.

#### **Study**

11' 8" x 9' 11" (3.56m x 3.02m)

Window to front aspect, double radiator, luxury vinyl flooring, coving to ceiling.

#### **Kitchen/dining room**

27' 8" x 9' 8" (8.43m x 2.95m)

Comprising butler sink with cupboards under, base units with work surfaces, built in electric hob and hood in one, built in double oven, full length integrated fridge and freezer, door and window to rear garden, breakfast bar, window to front aspect, LVT flooring, two windows to side aspect, downlighters to ceiling, built in seating area, TV point.

#### **First Floor Landing**

22ft in length - Bi folding doors to front overlooking park, radiator, access to loft space, door to.

#### **Bedroom One**

11' 8" wall to wall x 11' 7" max (3.56m x 3.53m) Window to front aspect, radiator, built in wardrobes with top boxes over dressing table.

#### **Bedroom Two**

13' 8" max x 11' 8" max (4.17m x 3.56m)

Window to rear aspect, radiator.



#### **Bedroom Two**

11' 6" max x 9' 4" max (3.51m x 2.84m)

Window rear and side aspect, radiator.

#### **Shower Room**

Comprising tiled shower enclosure, low flush W.C., wash basin, obscure glazed window to side aspect, extractor fan.

#### **Outside**

Rear - Mainly laid to lawn, various trees, wooden sheds, 19ft store room.

#### **Energy Performance Rating**

We currently await the results of the EPC assessment.

#### **Council Tax**

We understand the council tax is band E (£2,748 per annum. Charges for 2025/26).

#### **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.**

