Coniston Close Wellingborough

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Total area: approx. 53.9 sq. metres (580.3 sq. feet)

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

Coniston Close Wellingborough NN8 3XS

Freehold Price £200,000

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

The Property Ombudsman

relocation agent network

A vacant two bedroom semi detached bungalow situated in a cul-de-sac that benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted kitchen and refitted shower room. The property also offers a brick and uPVC conservatory and road parking for four cars. The accommodation briefly comprises entrance hall, lounge, kitchen, two bedrooms, shower room, conservatory, gardens to front and rear and off road parking.

Enter via part glazed entrance door to.

Entrance Hall
Radiator, access to loft space, grey wood grain effect floor, built in storage cupboard, doors to.

Lounge
15' 1" x 10' 10" max (4.6m x 3.3m)
Box bay window to front aspect, radiator, T.V. point, gas point, electric pebble effect plasma fire, grey wood grain effect floor, door to.

Kitchen
8' 7" x 8' 2" (2.62m x 2.49m)(This measurement includes the area occupied by the kitchen units)
Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, plumbing for dishwasher, plumbing for washing machine, space for fridge, gas fired boiler serving central heating and domestic hot water, grey wood grain effect floor, electric extractor vent, window to front aspect, part glazed door to side.

Bedroom One
12' 1" max x 10' 1" (3.68m x 3.07m)
Window to rear aspect, part glazed door to conservatory, radiator, wood grain effect floor.

Bedroom Two
7' 3" x 7' 2" (2.21m x 2.18m)
Window to rear aspect, radiator.

Shower Room
Refitted to comprise double width shower enclosure, pedestal hand wash basin, low flush W.C., splash areas, electric extractor vent, radiator, grey wood grain effect floor, obscure window to side aspect.

Conservatory
10' 2" x 7' 3" (3.1m x 2.21m)
Of brick and uPVC construction, power points, tiled floor, glazed with French doors to rear garden.

Outside
Rear - Mainly laid to gravel, patio, borders, wooden shed, wooden fence, gated access to front.

Front - Lawn, shrubs, slate chippings, outside tap, light, off road parking for four cars.

Energy Performance Rating
We currently await the results of the Energy Assessment.

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.

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