



Edinburgh Road Wellingborough NN8 2HN
Freehold Price £245,000

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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.

Offered in excellent condition is this three bedroom semi detached which has been extended and provides a 17ft kitchen/breakfast room with a range of built in appliances and a separate dining room. Benefits include uPVC double glazed windows and doors, gas radiator central heating (boiler installed 2023), a cloakroom, a four piece bathroom suite, off road parking and a landscaped 64ft rear garden. Viewing is highly recommended to appreciate the size of the accommodation and rear garden. The accommodation briefly comprises entrance porch, entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, three bedrooms, bathroom and gardens to front and rear.

Enter via uPVC entrance door.

Entrance Porch
uPVC door to.

Entrance Hall
Stairs to first floor landing, radiator, coving to ceiling, laminate flooring, doors to.

Cloakroom
Comprising low flush W.C., wash hand basin, extractor fan.

Lounge
19' 0" max x 11' 10" max (5.79m x 3.61m)
Fireplace with log effect electric fire, two windows to front aspect, T.V. point, double radiator, telephone point, understairs storage cupboard.

Dining Room
8' 10" max x 8' 6" max (2.69m x 2.59m)
Patio doors to rear garden, double radiator, laminate flooring.

Kitchen/Breakfast Room
17' 0" max x 9' 3" max (5.18m x 2.82m) (This measurement includes the areas 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, built in electric double oven and gas hob with extractor fan over, integrated fridge/freezer, dishwasher, additional integrated freezer, plumbing for washing machine, space for tumble dryer, breakfast bar, double radiator, uPVC door and window to rear aspect, cupboard housing gas fired boiler serving central heating and domestic hot water, laminate flooring, downlights to ceiling.

First Floor Landing
Access to loft space, window to side aspect, doors to.

Bedroom One
11' 10" max x 8' 3" upto wardrobe door (3.61m x 2.51m)
Window to front aspect, radiator, wall to wall mirror fronted wardrobes with clothes rail and shelving.

Bedroom Two
10' 11" max x 10' 4" max (3.33m x 3.15m)
Window to rear aspect, radiator.

Bedroom Three
7' 10" max x 7' 9" max (2.39m x 2.36m)
Window to front aspect, radiator.

Bathroom
7' 10" x 7' 1" (2.39m x 2.16m)
White four piece suite comprising panelled bath, low flush W.C., wash hand basin, tiled shower cubicle, obscure window to rear aspect, chrome effect towel radiator, tiled walls, extractor fan, laminate flooring.

Outside
Front - Retaining wall, artificial grass, off road parking.

Rear - Approx. 64ft in length. Patio area running width of property, mainly laid to lawn, various plants and shrubs, wooden decking area running width of property, enclosed by panelled fencing, storage shed to side with access to front, water tap.

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

Council Tax
We understand the council tax is band B (£1,749 per annum. Charges for 2025/2026).

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.

