



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.

## Howard Road Wollaston NN29 7QZ

### Freehold Price £290,000

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 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.

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27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
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**Offered for sale with no onward chain is this Victorian bay fronted semi detached property which is situated in the popular village of Wollaston. The property benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances to include oven, hob, slimline dishwasher and fridge/freezer and further offers a 22ft lounge/dining room, a 25ft max kitchen/breakfast room and a rear garden measuring approx. 68ft extending to 96ft down the side of the property x 25ft in width. The vendor is willing to leave all furniture as part of the sale. The accommodation briefly comprises entrance hall, lounge/dining room, conservatory, kitchen/breakfast room, three bedrooms, bathroom and gardens to front and rear.**

Enter via composite door with obscure glazed inserts to.

#### Entrance Hall

Stairs to first floor landing, wood flooring, radiator, door to.

#### Lounge/Dining Room

22' 3" plus bay x 11' 8" max into chimney breast recess (6.78m x 3.56m)

Bay window to front aspect, two radiators, wood flooring, T.V. point, telephone point, door to kitchen, French doors to.

#### Conservatory

9' 0" x 5' 5" (2.74m x 1.65m)

Of brick and uPVC construction, wood flooring, door to rear garden.

#### Kitchen/Breakfast Room

25' 11" max x 7' 7" max (7.9m x 2.31m) (This measurement includes area occupied by the kitchen units)

Comprising granite work surface with inset stainless steel sink, base and eye level units, built in double electric oven and hob with extractor hood over, integrated slimline dishwasher, fridge and freezer, freestanding washing machine, cupboard housing gas fired combination boiler serving domestic hot water and central heating, understairs storage cupboard, tiled splash back, tiled floor, two radiators, three windows to side aspect, uPVC French doors to rear garden.

#### First Floor Landing

Access to loft space (with fitted ladder), storage cupboard with clothes hanging rail, doors to.

#### Bedroom One

14' 10" max into chimney breast recess x 10' 5" narrowing to 7' 6" (4.52m x 3.18m)

Two windows to front aspect, two radiators, telephone point.

#### Bedroom Two

12' 8" x 7' 10" (3.86m x 2.39m)

Window to rear and side aspect, double radiator.

#### Bedroom Three

8' 11" max into chimney breast recess x 8' 3" (2.72m x 2.51m)

Window to rear aspect, cast iron feature fire place, radiator.

#### Bathroom

White suite comprising panelled bath with thermostatic shower over, low flush W.C., pedestal hand wash basin, tiled splash back, tiled floor, towel radiator, obscure glazed window to side aspect.

#### Outside

Rear - Measuring approx. 66ft in length upto conservatory extending to 96ft along side of property x 25ft max in width, mainly laid to lawn, gravel, plant beds, tree, enclosed by fencing, gated pedestrian access to front.

Front - Dwarf Wall.

#### 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 C (£2,160 per annum. Charges for 2026/2026).

#### 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](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.**

