



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.



**80 Chatsworth Drive Wellingborough NN8 5FB**  
**Freehold Price £240,000**

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.

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27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
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Northants NN10 0PQ  
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Located in the popular residential area of Gleneagles is this well presented three bedroom semi-detached which benefits from uPVC double glazing, gas radiator central heating, a refitted bathroom suite, built in kitchen appliances and further offers off road parking leading to a single garage. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, three bedrooms, bathroom, gardens to front and rear and a garage.

Enter via part obscure glazed entrance door to.

#### Entrance Hall

Stairs to first floor landing, radiator, coving to ceiling, wood effect floor, door to.

#### Lounge

13' 2" x 11' 2" (4.01m x 3.4m)

Window to front aspect, radiator, T.V. point, telephone point, understairs storage cupboard, coving to ceiling, door to.

#### Kitchen/Dining Room

14' 5" x 9' 10" (4.39m x 3m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboard under, range of base and eye level units providing work surfaces, built in electric oven with gas hob and extractor hood over, space for fridge and freezer, plumbing for washing machine, tiled splash areas, coving to ceiling, wood effect floor, window to rear aspect, French doors to rear garden.

#### First Floor Landing

Coving to ceiling, doors to.

#### Bedroom One

14' 6" max into fitted wardrobes x 9' 11" narrowing to 7' 6" (4.42m x 3.02m)

Window to front aspect, radiator, two fitted wardrobes with clothes hanging rail, coving to ceiling.

#### Bedroom Two

9' 11" x 6' 5" (3.02m x 1.96m)

Window to rear aspect, radiator, coving to ceiling.

#### Bedroom Three

7' 10" x 7' 4" plus door recess (2.39m x 2.24m)

Window to rear aspect, radiator, access to loft space which is partially boarded and contains gas fired combination boiler serving central heating and domestic hot water, coving to ceiling.

#### Bathroom

Refitted to comprise panelled bath with shower over, low flush W.C., pedestal wash basin, radiator, extractor fan, tiled splash areas, tiled floor, coving to ceiling, obscure glazed window to side aspect.

#### Outside

Front - Mainly laid to lawn, steps to entrance door, paving, driveway leading to.

Garage - Metal up and over door, power and light connected, window to side aspect.

Rear - Mainly laid to lawn, patio, paving extending behind garage, stoned areas, steps, wooden fencing, gated access to side.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band B (£1,748.82 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.

#### 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 Crystal Financial Services. 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.**

