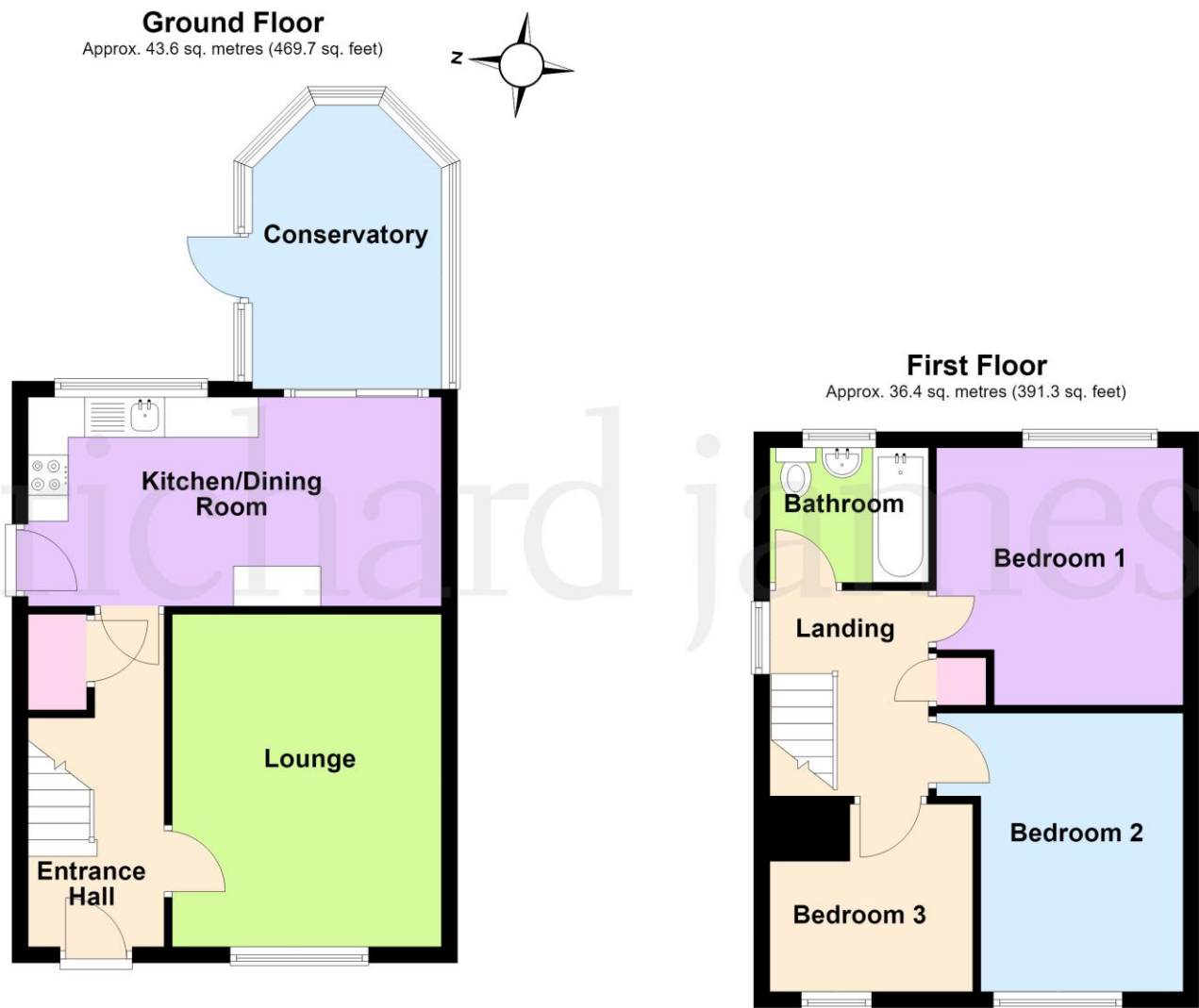




Westminster Road Wellingborough NN8 5YS

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

Freehold Price £295,000

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.

Wellingborough Office ☐
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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Situated just off Kilborn Road local to the Redwell School and a short walk to other amenities and green space is this three bedroom semi-detached property, situated on a corner plot. Offered in excellent condition, the property benefits from a 17ft refitted kitchen/dining room with built in appliances, a refitted contemporary bathroom suite, gas radiator central heating, uPVC double glazed doors and windows and the addition of a uPVC conservatory. The rear garden corner plot offers a good degree of privacy and measures 59ft max x 55ft max providing potential for an extension, subject to consent. The garage is located to the rear. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, uPVC conservatory, three bedrooms, bathroom, gardens front and rear and a garage.

Enter via uPVC entrance door.

Entrance Hall

Stairs to first floor landing, understairs cupboard, door to.

Lounge

13' 8" x 11' 0" (4.17m x 3.35m)

Window to front aspect, radiator.

Kitchen/Dining Room

17' 2" x 8' 9" (5.23m x 2.67m) (This measurement includes the area occupied by the kitchen units.)

Comprising single drainer sink unit with cupboards under, range of base and eye level providing work surfaces, built in electric oven and gas hob with extractor fan over, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, uPVC door to side aspect, window to rear aspect, downlights to ceiling, sliding patio doors to.

uPVC Conservatory

11' 8" x 7' 9" (3.56m x 2.36m)

uPVC door to rear garden, radiator.

First Floor Landing

Window to side aspect, access to loft space housing gas fired boiler serving central heating and domestic hot water, built in cupboard, door to.

Bedroom One

11' 2" max x 10' 5" max (3.4m x 3.18m)

Window to rear aspect, radiator.

Bedroom Two

11' 5" max x 8' 1" plus door recess (3.48m x 2.46m)

Window to front aspect, radiator.

Bedroom Three

8' 9" max x 8' 6" max (2.67m x 2.59m)

Window to front aspect, radiator.

Bathroom

Comprising panelled bath with shower over, wash hand basin, low flush W.C., obscure window to rear aspect, towel rail.

Outside

Front - Mainly laid to lawn.

Rear - Approximately 59ft max in length x 55ft max in width. Offering a degree of privacy and not overlooked, mainly laid to lawn, raised decking area, enclosed by panel fencing, pedestrian gated access to front, EV charging point, water tap.

Single Garage – Located to the rear of the property, up and over door with parking space in front.

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 C (£2,106 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.

