



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.

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 estateagents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.



**98 The Embankment Wellingborough NN8 1PA**  
**Freehold Price £235,000**

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irlingborough Office**   
28 High Street Irlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Situated on the eastern side of town local to the A45 and within walking distance to the train station and town centre is this three storey three bedroom property which benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property further offers a cloakroom, ensuite shower room to the master bedroom and a single garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen, two bedrooms and bathroom on the first floor, master bedroom and ensuite shower room on the second floor, garden to rear and a single garage.**

Enter via composite door with obscure glazed inserts to.

#### **Entrance Hall**

Stairs to first floor landing, radiator, coving to ceiling, doors to.

#### **Cloakroom**

White suite comprising low flush W.C., pedestal hand wash basin, radiator, LVT flooring, extractor fan, tiled floor.

#### **Lounge**

14' 3" x 12' 9" max narrowing to 9'3" min (4.34m x 3.89m)  
Glazed uPVC French doors to rear garden, window to rear aspect, double radiator, T.V. point, telephone point, LVT flooring, coving to ceiling, through to.

#### **Kitchen**

11' 9" x 7' 9" (3.58m x 2.36m)(This measurement includes the area occupied by the kitchen units)

Comprising one and a half bowl stainless steel sink unit with cupboards under, eye level units providing work surfaces, built in electric oven and hob with extractor hood over, space for slimline dishwasher, space for fridge/freezer, plumbing for washing machine, tiled splash backs, LVT flooring, inset ceiling spotlights, cupboard housing gas fired boiler serving domestic hot water and central heating, radiator, coving to ceiling, window to front aspect.

#### **First Floor Landing**

Stairs to second floor landing, window to front aspect, radiator, coving to ceiling, storage cupboard, doors to.

#### **Bedroom One**

14' 3" x 9' 0" (4.34m x 2.74m)

Two windows to rear aspect, double radiator, coving to ceiling.

#### **Bedroom Two**

9' 1" x 7' 10" (2.77m x 2.39m)

Window to front aspect, radiator, coving to ceiling, telephone point.



#### **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 C (£1,998.67 per annum. Charges for 2025/26).

#### **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. We are instructed to market this property by an intermediary company who are also required to carry out ID/AML and source of funds checks and will charge purchasers £49 plus V.A.T. to cover the cost of their customer due diligence.

#### **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.**

