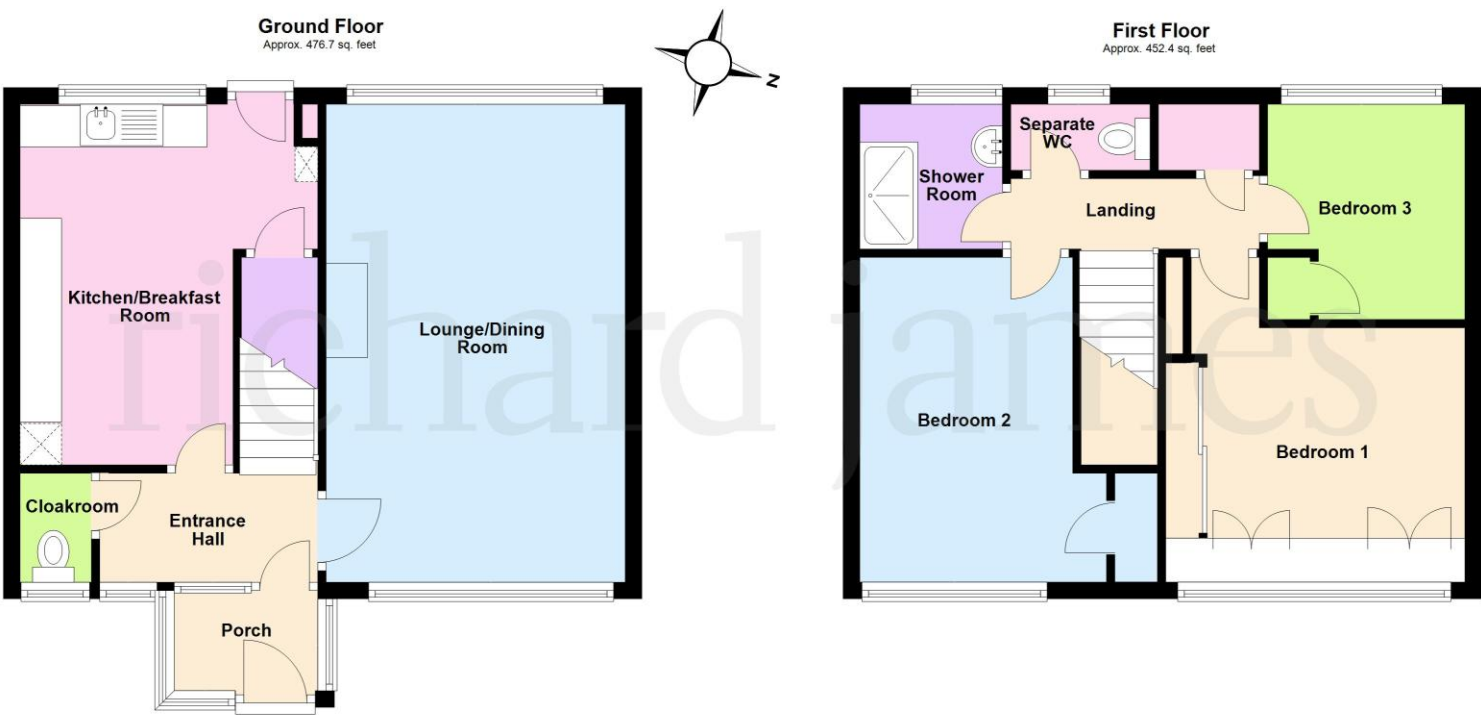




Total area: approx. 929.1 sq. feet

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.



Landor Wellingborough NN8 3SW
Freehold Price £175,000

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
Northants NN9 5TN
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Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Situated facing a green is this vacant three bedroom terrace property which requires some general updating and benefits from uPVC double glazing and warm air central heating. The property further offers a cloakroom, an 18ft lounge/dining room and a 13ft kitchen/breakfast room. the accommodation briefly comprises porch, entrance hall, lounge/dining room, kitchen/breakfast room, three bedrooms, shower room, separate W.C. and gardens to front and rear.

Enter via part obscure glazed uPVC door to.

Porch

Laminate flooring, obscure glazed windows to front and side aspect, uPVC door with obscure glazed side panel to.

Entrance Hall

Stairs to first floor landing, doors to.

Cloakroom

Low flush W.C., tiled floor, obscure glazed window to front aspect.

Lounge

18' 10" max. x 11' 9" max into chimney breast recess (5.74m x 3.58m) Window to front and rear aspect, T.V. point, telephone point, warm air vent.

Kitchen

13' 9" max x 8' 8" widening to 11' 9" max (4.19m x 2.64m) Comprising stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, electric cooker point, plumbing for washing machine, cupboard housing gas fired boiler serving warm air central heating, tiled floor, tiled splash back, window to rear aspect, part glazed uPVC door to rear garden.

First Floor Landing

Cupboard housing gas fired boiler serving domestic hot water, doors to.

Bedroom One

11' 9" max into wardrobes x 10' 4" max (3.58m x 3.15m) Window to front aspect, fitted full length mirror fronted sliding door wardrobes, cupboards and drawers, access to loft space, warm air vent.

Bedroom Two

13' 2" x 8' 9" widening to 9' 7" (4.01m x 2.67m) Window to front aspect, storage cupboard, warm air vent.

Bedroom Three

8' 3" max x 7' 11" max (2.51m x 2.41m) Window to rear aspect, storage cupboard.

Shower Room

White suite comprising shower cubicle, hand wash basin, towel radiator, obscure glazed window to rear aspect.

W.C.

Low flush W.C., obscure glazed window to rear aspect.

Outside

Rear - Mainly laid to patio, shrub boarder, shed, fencing, gated pedestrian access to rear.

Front - Mainly laid to lawn,shrubs.

N.B

The property is a non standard construction of large panel precast concrete with load bearing cross walls built by Gregory Housing Limited. You will need to check with your mortgage lender for suitability for their lending criteria.

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 A (£1,579.41 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.

