



Total area: approx. 90.4 sq. metres (973.3 sq. feet)



The Embankment Wellingborough NN8 1PA Freehold Price £220,000

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 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.

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

Irthlingborough Office
28 High Street Irthlingborough
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 Two

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

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

Bedroom Three

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

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



Bathroom

White suite comprising panelled bath with mixer shower attachment, low flush W.C., pedestal hand wash basin, part tiled walls, tiled floor, extractor fan, inset ceiling spotlights, radiator, coving to ceiling.

Second Floor Landing

Coving to ceiling, door to.

Bedroom One

16' 5" x 11' 0" max narrowing to 6' 11" (5m x 3.35m)

Window to front aspect, skylight window, built in wardrobes, access to loft space, T.V. point, telephone point, double radiator, coving to ceiling, door to.

Ensuite Shower Room

White suite comprising tiled shower cubicle, low flush W.C., pedestal hand wash basin, part tiled walls, tiled floor, electric shaver point, radiator, extractor fan, inset ceiling spotlights, part coving to ceiling, skylight window.

Outside

Rear - Mainly laid to lawn, patio area, paving stone path, gated pedestrian access to rear.

Garage - Situated in a block of three garages accessed via Ultra Close, metal up and over door, power and light connected.

Front - Steps leading up to entrance door.



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 (£2,105.89 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. 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

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.

