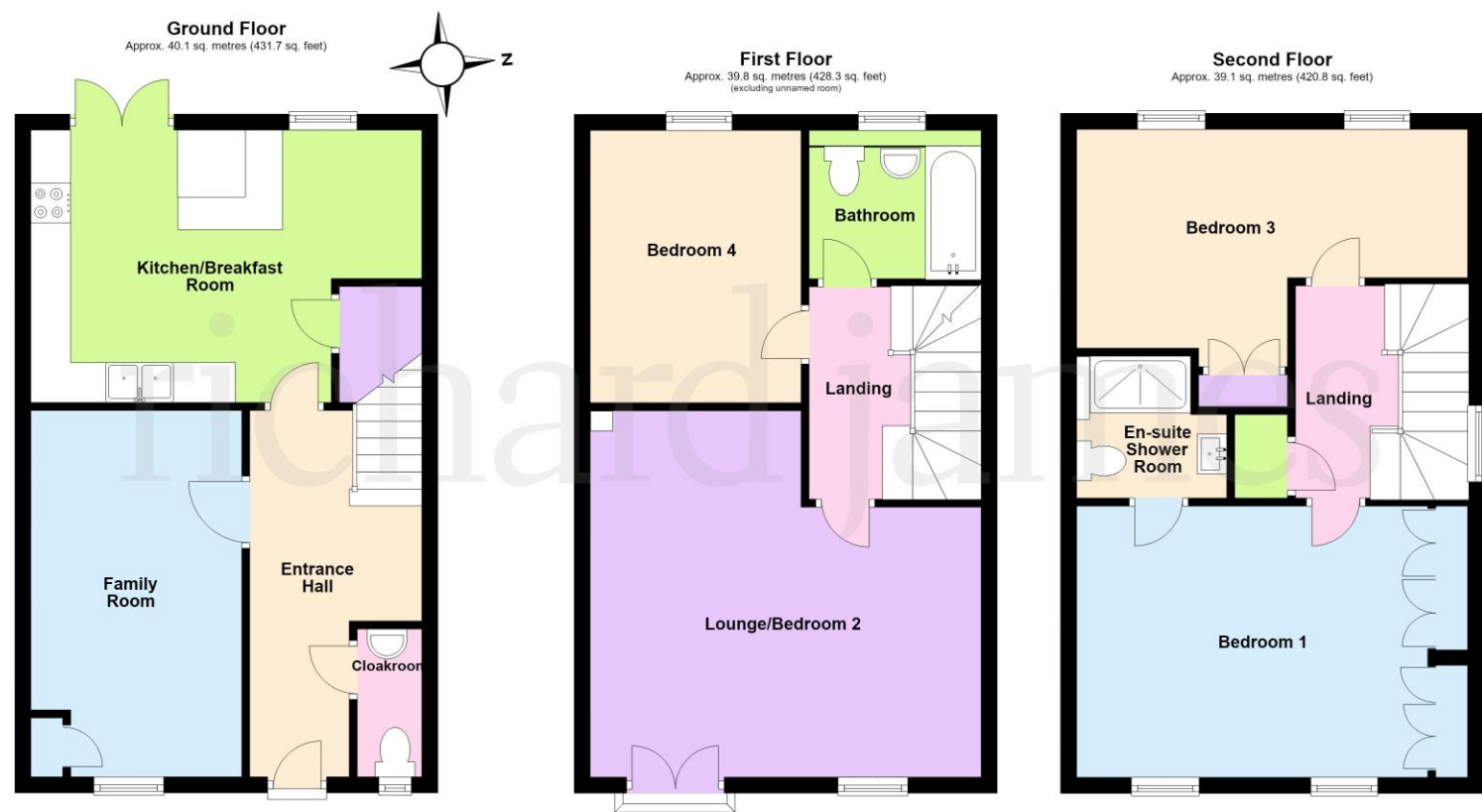


Pym Close Wellingborough

richard james

www.richardjames.net



Total area: approx. 119.0 sq. metres (1280.7 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.

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.

Pym Close Wellingborough NN8 4GE
Freehold Price £330,000

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



Offered with no chain is this three/four bedroom town house with a garage conveniently situated to both the town centre and railway station providing access into St. Pancras in less than one hour. The property offers versatile accommodation of 1,280 sq.ft (119 sq.m) and benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted kitchen with a range of built in appliances and a refitted ensuite shower room. The accommodation briefly comprises entrance hall, cloakroom, kitchen/breakfast room, family room, lounge/bedroom, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via entrance door with two obscure glazed panels to.

Entrance Hall

Radiator, wood effect floor, stairs to first floor landing, doors to.

Cloakroom

White suite comprising low flush W.C., pedestal hand wash basin, tiled splash areas, radiator, wood effect floor, obscure glazed window to front aspect.

Family Room/Bedroom

14' 9" max x 8' 4" max (4.5m x 2.54m)
Window to front aspect, radiator, cupboard housing gas fired boiler serving central heating and domestic hot water.

Kitchen/Breakfast Room

16' 1" narrowing to 12' 4" x 11' 2" (4.9m x 3.4m) (This measurement includes area occupied by the kitchen units)
Refitted to comprise stainless steel double bowl sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, built in electric oven, electric hob and extractor hood over, integrated dishwasher and washing machine, under cupboard lights, peninsula, understairs storage cupboard, grey wood grain effect floor, window to rear aspect, French doors to rear garden.

First Floor Landing

Radiator, stairs to second floor landing, doors to.

Bedroom Two/Lounge

16' 2" x 15' 2" narrowing to 11' 2" (4.93m x 4.62m)
Window to front aspect, French doors to Juliet balcony, two radiators.

Bedroom Four

11' 2" x 8' 8" (3.4m x 2.64m)
Window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with mixer shower attachment, pedestal hand wash basin, low flush W.C., tiled splash areas, radiator, electric shaver point, electric extractor vent, wood effect floor, obscure glazed window to rear aspect.

Second Floor Landing

Radiator, airing cupboard housing hot water cylinder, access to loft space, doors to.

Bedroom One

16' 4" beyond wardrobe x 11' 2" (4.98m x 3.4m)
Two windows to front aspect, radiator, wall to wall fitted wardrobes, door to.

Ensuite Shower Room

Refitted white suite comprising double width shower enclosure, high flush W.C., wash basin with vanity cupboard under, tiled splash area, chrome effect towel radiator, tiled floor, electric extractor vent.

Bedroom Three

16' 1" x 9' 9" upto wardrobe narrowing to 6' 1" (4.9m x 2.97m)
Two windows to rear aspect, radiator.

Outside

Rear garden - Wooden deck, lawn, border, enclosed by fence, access to rear of garage.

Front - Mainly laid to gravel and stone chippings, lavender, iron railings, courtesy light.

Garage - Up and over door, eaves space, access door to rear garden, situated in Burywell Road.

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 D (£2,369 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.

