



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.

## Stanley Road Wellingborough NN8 1DY Freehold Price £210,000

**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



**Situated close to town and within a short walk of the train station is this vacant three bedroom terrace property which benefits from uPVC double glazing, gas radiator central heating, a refitted kitchen and refitted shower rooms to the ground and first floors. The property further offers a 21ft entrance hall, a 17ft master bedroom and a rear garden measuring approx. 65ft in length. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, downstairs shower room, two bedrooms, bedroom three/box room, shower room and gardens to front and rear.**

Enter via part obscure glazed uPVC door with obscure glazed top lighter to.

#### **Entrance Hall**

Stairs to first floor landing, understairs storage cupboard, LVT flooring, radiator, door to kitchen, door to.

#### **Dining Room**

12' 0" x 11' 1" max into chimney breast recess (3.66m x 3.38m)  
Window to rear aspect, radiator, gas fire (disconnected), serving hatch, picture rail, through to.

#### **Lounge**

13' 3" max x 11' 11" plus bay (4.04m x 3.63m)  
Bay window to front aspect, radiator, picture rail, gas fire (disconnected), T.V. point, telephone point.

#### **Kitchen/Breakfast Room**

13' 9" x 8' 5" (4.19m x 2.57m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces, fitted gas hob, plumbing for washing machine, space for fridge/freezer, double radiator, window to side aspect, part obscure glazed door to rear garden, door to.

#### **Shower Room**

Refitted white suite comprising walk in shower with thermostatic shower, low flush W.C., wall mounted hand wash basin, tiled splash back, towel radiator, cupboard housing gas fired combination boiler serving domestic hot water and central heating, extractor vent, obscure glazed window to side aspect.

#### **First Floor Landing**

Access to loft space, two radiators, doors to.

#### **Bedroom One**

17' 2" max into chimney breast recess x 11' 11" (5.23m x 3.63m)  
Three windows to front aspect, radiator, fitted cupboard into one half of chimney breast recess.

#### **Bedroom Two**

11' 11" x 11' 2" max into chimney breast recess (3.63m x 3.4m)  
Window to rear aspect, double radiator, fitted cupboard into one half of chimney breast recess.

#### **Bedroom Three/Box Room**

8' 1" x 5' 6" (2.46m x 1.68m)  
Window to side aspect, radiator.

#### **Shower Room**

White suite comprising walk in shower with thermostatic shower, low flush W.C., hand wash basin set in vanity unit, tiled splash back, towel radiator, extractor vent, obscure glazed window to rear aspect.

#### **Outside**

Rear - Measuring approx. 65ft in length from rear of dining room, mix of concrete, patio and gravel, store, enclosed by brick walls, gated pedestrian access to rear.

Front - Enclosed by brick wall.

#### **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 B (£1,843 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](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.**

