



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.

## Sywell Avenue Wellingborough NN8 5BZ

### Freehold Price £325,000

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 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.

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74 High Street Rushden  
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**A vacant extended four bedroom detached house situated just off Hardwick Road that benefits from uPVC double glazed doors and windows, gas warm air heating, a burglar alarm system, a refitted kitchen with range of built in appliances and a refitted bathroom suite. The property has been extended to provide a utility room which could be used as an additional reception room and a 15ft conservatory. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, conservatory, four bedrooms, bathroom, gardens to front and rear and a garage.**

Enter via entrance door with obscure glazed pane to.

#### Entrance Hall

Dado rail, wood effect laminate floor, warm air vent, coving to ceiling, cupboard housing gas fired warm air boiler, stairs to first floor landing with further cupboard under, doors to.

#### Lounge

18' 5" x 12' 0" (5.61m x 3.66m)

Patio doors to rear garden, warm air vents, wood effect laminate floor, coving to ceiling, stone effect fire surround with log effect electric fire fitted, glazed door to conservatory.

#### Dining Room

10' 8" x 9' 4" (3.25m x 2.84m)

Window to front aspect, warm air vent, coving to ceiling.

#### Kitchen

10' 8" x 8' 8" (3.25m x 2.64m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, upstands, built in electric oven with microwave oven over, electric hob with extractor hood over, integrated dishwasher, fridge, inset ceiling lights, tiled floor, warm air vent, window to front aspect, window to side aspect.

#### Conservatory

15' 7" x 8' 6" narrowing to 6' 5" (4.75m x 2.59m)

Of brick and uPVC construction, glazed, gas heater, tiled floor, wall light points, glazed door to garden, door to garage and to.

#### Utility Room

9' 6" x 8' 7" (2.9m x 2.62m)

Comprising single drainer stainless steel sink unit with cupboards under, work surfaces and further cupboards, gas heater, tiled floor, window to rear aspect, coving to ceiling.

#### First Floor Landing

Window to side aspect, access to loft space, coving to ceiling, cupboard housing gas fired boiler serving domestic hot water, dado rail, doors to.

#### Bedroom One

12' 3" x 9' 5" (3.73m x 2.87m)

Window to rear aspect, coving to ceiling, fitted wardrobes and drawers.

#### Bedroom Two

12' 3" x 8' 11" (3.73m x 2.72m)

Window to rear aspect, warm air vent.

#### Bedroom Three

9' 0" plus door recess x 9' 3" max (2.74m x 2.82m)

Window to front aspect, warm air vent, built in cupboard/wardrobe.

#### Bedroom Four

9' 5" plus door recess x 9' 1" (2.87m x 2.77m)

Window to front aspect, warm air vent, coving to ceiling.

#### Bathroom

Refitted white suite comprising panelled bath with shower fitted over, low flush W.C., wash basin with vanity cupboards under, tiled walls, warm air vent, coving to ceiling, obscure glazed window to side aspect.

#### Outside

Rear garden - Patio, lawn, borders of various plants and shrubs, greenhouse, wooden fence.

Front - Open plan lawn with various shrubs, courtesy light, driveway of 53ft in length to.

Garage - 20ft in length, metal up and over door, light connected, door to conservatory.

#### 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 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](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.**

