Longfellow Road Wellingborough

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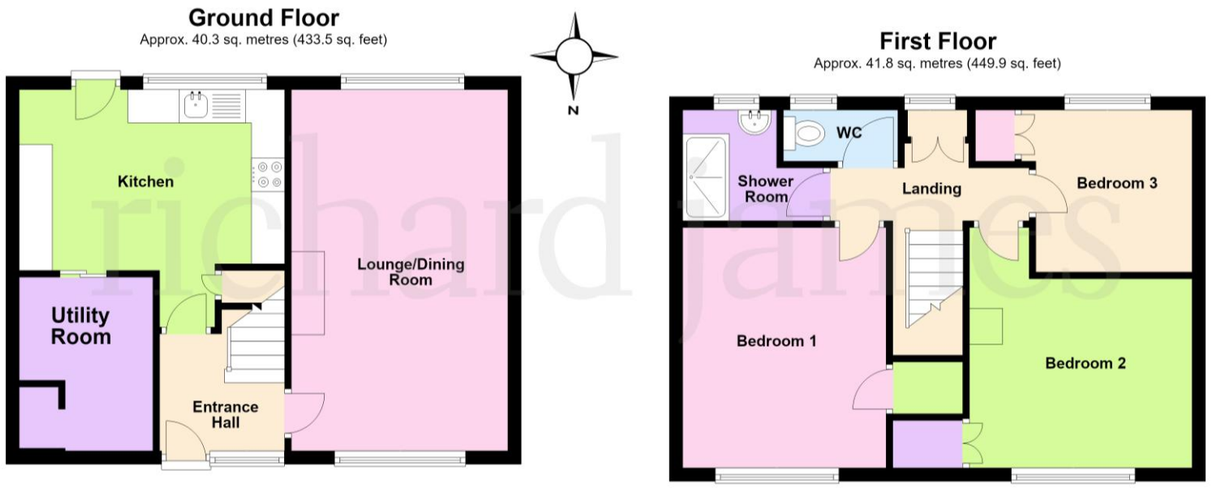

Total area: approx. 82.1 sq. metres (883.4 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

Longfellow Road Wellingborough NN8 3RX

Freehold Price £200,000

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

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.

Ideal for a first time buyer or Investor is this three bedroom property which benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted kitchen with freestanding cooker and a refitted shower room. The property further offers a utility room and a south facing rear garden. Potential off road parking subject to consent. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, utility room, three bedrooms, shower room, separate W.C., and gardens to front and rear.

Enter via uPVC entrance door.

Entrance Hall
Stairs to first floor landing, radiator, door to.

Lounge/Dining Room
17' 10" max x 10' 7" max (5.44m x 3.23m)
Window to front and rear aspect, fire surround with coal effect electric fire, radiator, T.V. point.

Kitchen
13' 3" max x 8' 11" plus door recess (4.04m x 2.72m) (This measurement includes area occupied by the kitchen units)
Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, gas cooker, plumbing for washing machine, space for fridge/freezer, window and door to rear garden, understairs storage cupboard, sliding door to.

Utility Room
Space for fridge/freezer and tumble dryer, window to front aspect.

First Floor Landing
Window to rear aspect, built in cupboard.

Bedroom One
12' 6" max x 10' 2" max (3.81m x 3.1m)
Window to front aspect, radiator, built in cupboard with clothes hanging rail.

Bedroom Two
10' 7" max x 9' 10" plus door recess (3.23m x 3m)
Window to front aspect, radiator, cupboard housing gas fired boiler serving central heating and domestic hot water.

Bedroom Three
8' 0" max x 7' 7" plus recess (2.44m x 2.31m)
Window to rear aspect, radiator, built in cupboard, access to loft space.

Shower Room
Comprising double tiled shower enclosure, wash hand basin, obscure glazed window to rear aspect, radiator.

Separate W.C.
Comprising low flush W.C., obscure glazed window to rear aspect.

Outside
Front - Mainly laid to lawn, hedging, potential off road parking subject to consent.

Rear - South facing, laid to lawn, enclosed by panelled fencing, pedestrian gated access.

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 A (£1,579 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.