



Total area: approx. 105.5 sq. metres (1135.6 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.



30 Northampton Road Wellingborough NN8 3HG

Freehold Price £265,000

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 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.

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74 High Street Rushden
Northants NN10 0PQ
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Situated local to the Town Centre, Parks and Schools is this mature town house which benefits from uPVC double glazed windows, a refitted kitchen with a range style cooker, a refitted five piece bathroom suite, gas radiator central heating and a refitted cloakroom. The property retains some character features to include picture rails and feature fireplaces. The hallway does provide access to the kitchen and both reception rooms. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, breakfast area, cloakroom, three bedrooms, bathroom and gardens to front and rear.

Enter via replacement entrance door.

Entrance Hall

Dado rail, tiled floor, radiator, picture rail, stairs to first floor landing with storage cupboard under, through to.

Lounge

14' 1" into bay x 13' 4" into chimney breast recess (4.29m x 4.06m)

Box bay window to front aspect, fireplace with white surround and tiled hearth, picture rail, T.V. point, telephone point, coving to ceiling.

Dining Room

12' 0" max x 11' 4" into chimney breast recess (3.66m x 3.45m)

Black cast iron fireplace, radiator, picture rail, coving to ceiling, French doors to rear garden.

Kitchen

11' 11" x 9' 6" (3.63m x 2.9m) (This measurement includes the area occupied by the kitchen units)

Refitted to comprise white ceramic sink with mixer tap, range of base units with wooden work surfaces over, integrated dishwasher, freestanding five ring range style gas cooker, cupboard housing gas fired combination boiler serving central heating and domestic hot water, tiled floor, window to side aspect, through to.

Breakfast Area

7' 10" x 5' 7" (2.39m x 1.7m)

Radiator, tiled floor, French doors to rear garden, door to.

Cloakroom

Refitted white suite comprising low flush W.C., wall mounted wash basin, tiled splash area, plumbing for washing machine, obscure window to rear aspect, tiled floor.

First Floor Landing

Access to loft space, doors to.

Bedroom One

12' 0" max x 11' 10" into chimney breast recess (3.66m x 3.61m)

Window to front aspect, radiator, cupboard built into chimney breast recess, coving to ceiling.

Bedroom Two

12' 0" max x 11' 7" into chimney breast recess (3.66m x 3.53m)

Window to rear aspect, radiator, cupboard built into chimney breast recess, coving to ceiling.

Bedroom Three

9' 1" plus recess x 5' 3" (2.77m x 1.6m)

Window to front aspect, radiator, cupboard recess, coving to ceiling.

Bathroom

Refitted white suite comprising bath with mixer shower attachment, tiled shower enclosure, wash basin with mixer tap and vanity cupboard under, low flush W.C., linen cupboard, tiled wood grain effect floor, obscure window to rear aspect, towel rail.

Outside

Rear Garden - Lawn, gravel, tree, brick built outbuilding/store, outside light, brick walls, gated access to rear.

Front - Wall, hedge, iron gate, block paving fore garden.

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

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.

