Gordon Road Wellingborough

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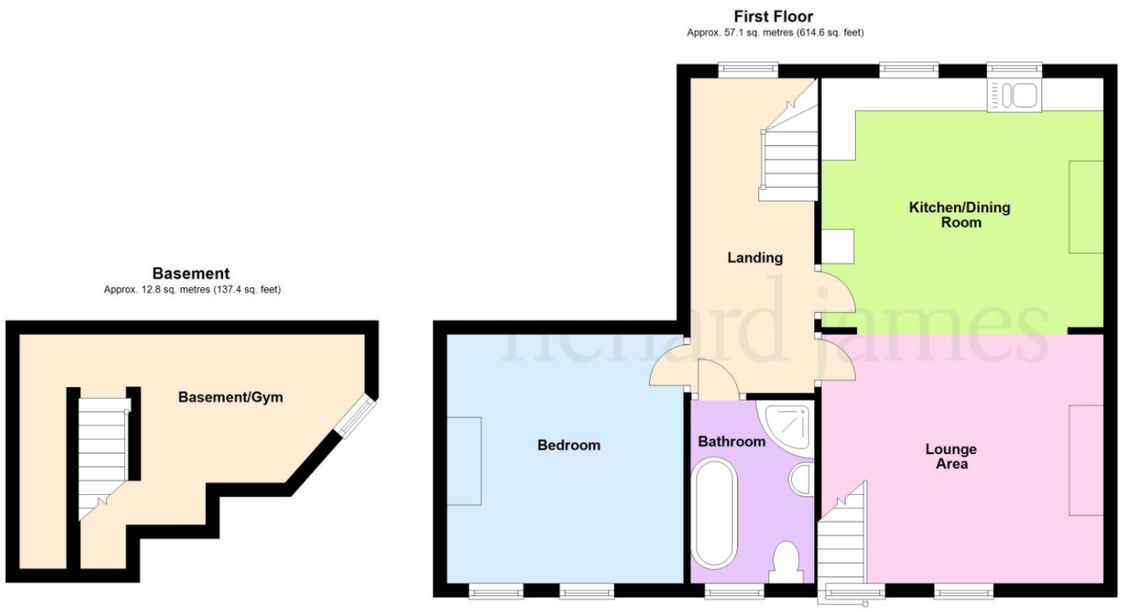

Total area: approx. 69.9 sq. metres (752.0 sq. feet)

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.

Gordon Road Wellingborough NN8 1EP

Leasehold Price £115,000

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.

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 Property Ombudsman

relocation agent network

A unique one bedroom flat set over two floors, first floor and basement which benefits from uPVC double obscure glazed door and windows, gas radiator central heating and a four piece bathroom suite with steamer jets and massage shower enclosure. The basement is currently used as a gym but could be used as an office if required. The accommodation briefly comprises entrance hall, first floor hall, open plan lounge/kitchen/dining room, bedroom, bathroom, basement/gym and rear garden.

Enter via part glazed entrance door to.

Entrance Hall
Tiled floor, door to basement, radiator, stairs to first floor.

Hall
Window to rear aspect, radiator, coving to ceiling, grey wood grain effect floor, doors to.

Lounge/Dining/Kitchen Area
Open plan living space.

Lounge Area
13' 4" into chimney breast recess x 11' 11" (4.06m x 3.63m)
Two windows to front aspect, radiator, chimney with wooden fire surround and cast iron inset fireplace with tiled fascia, cabinets fitted into chimney breast recess, inset ceiling lights, grey wood grain floor, through to.

Kitchen/Dining Room
13' 4" into chimney breast recess x 12' 1" (4.06m x 3.68m) (This measurement includes area occupied by the kitchen units)
Comprises single drain stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash area, freestanding range style cooker, plumbing for washing machine, freestanding fridge and freezer, radiator, gas fired boiler serving central heating and domestic hot water, inset ceiling lights, grey wood grain effect floor, two windows to rear aspect.

Bedroom One
12' 1" x 11' 1" beyond wardrobes (3.68m x 3.38m)
Two windows to front aspect, radiator, mirror fronted wardrobes fitted into chimney breast recess with mood lights, grey wood grain effect floor.

Bathroom
Four piece white suite comprising claw foot bath, shower enclosure with moonsoon shower, steamer jets, foot massager and Bluetooth connection, low flush W.C., with bidet jet wash, wash basin set in vanity unit, tiled splash walls with mosaic detailing, tiled porcelain floor, inset ceiling lights, coving to ceiling, access to loft space, obscure window to front aspect.

Basement
Currently used as a gym, obscure window to side aspect, radiator, wood grain effect floor, inset ceiling lights, electric extractor vent.

Outside
Garden - Situated at the rear of the property, laid to concrete with sheltered pergola, outside tap and light, brick retaining walls, wooden fence, gated access to front via footpath, with EV charger fitted.

N.B.
The photograph of the front shows the ground floor property too. The freeholder/landlord is absent so no ground rent or service charge has been paid. The current leaseholder has an indemnity policy to protect against any previous service charges being requested. The lease is 125 years from 2003. All the above information should be confirmed by a legal representative before entering into a commitment purchase.

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 (£1,579.41 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.