



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 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 estateagents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

**Alma Street Wellingborough NN8 4DH**  
**Freehold Price £235,000**

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irlingborough Office**   
28 High Street Irlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Situated in the heart of the town centre is this delightful bay fronted three bedroom Victorian terraced property which is full of character and charm and benefits from uPVC double glazing, gas radiator central heating and a range of built in kitchen appliances to include oven, hob, dishwasher and microwave and a refitted bathroom. The property has an addition of a 12ft garden room and further offers a 21ft entrance hall, separate reception rooms, a cloakroom, a dressing area to the master bedroom and a 18ft max x 16ft max garage/workshop. A viewing is highly recommended to fully appreciate this property. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, garden room, master bedroom with dressing area, two further bedrooms, bathroom, gardens to front and rear and a garage/workshop.**

Enter via part obscure glazed wooden entrance door with obscure glazed top lighter to.

#### **Entrance Hall**

Stairs to first floor landing, red quarry tiled floor, school style radiator, coving to ceiling, picture rail, dado rail, doors to.

#### **Cloakroom**

White suite comprising low flush W.C., wall mounted hand wash basin.

#### **Lounge**

12' 4" max into chimney breast recess x 11' 3" plus bay (3.76m x 3.43m)

Bay window to front aspect with window seat, cast iron fire place with electric fire, tiled hearth and wooden surround, mid height fitted cupboards into each half of chimney breast recess, T.V. point, telephone point, school style radiator, dado rail, picture rail, coving to ceiling.

#### **Dining Room**

11' 8" x 10' 10" max into chimney breast recess (3.56m x 3.3m)

Stone fire place with electric fire, mid height fitted cupboard into one half of chimney breast recess, exposed varnished floor boards, dado rail, picture rail, coving to ceiling, doors to.

#### **Garden Room**

12' 10" x 6' 5" (3.91m x 1.96m)

uPVC French doors to rear garden, radiator, wall light points, through to.

#### **Kitchen**

13' 2" x 8' 5" (4.01m x 2.57m) (This measurement includes area occupied by the kitchen units)

Comprising stainless steel single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in double electric oven and gas hob with extractor fan over, integrated dishwasher, built in microwave, plumbing for washing machine, space for American style fridge/freezer, tiled splash back, radiator, coving to ceiling, window to rear aspect.



#### **First Floor Landing**

Access to loft space, storage cupboard, dado rail, picture rail, coving to ceiling, doors to.

#### **Bedroom One**

11' 3" x 10' 3" (3.43m x 3.12m)

Two windows to front aspect, radiator, through to.

#### **Dressing Room**

11' 4" x 6' 2" max into chimney breast recess (3.45m x 1.88m)

Window to front aspect, fitted furniture to include shoe rack, shelving unit and two open wardrobes with chest of drawers to one, exposed floor boards, picture rail.

#### **Bedroom Two**

11' 7" x 10' 10" max into chimney breast recess (3.53m x 3.3m)

Window to rear aspect, feature fire place, exposed floor boards, fitted cupboard into one half of chimney breast recess, picture rail.

#### **Bedroom Three**

8' 6" x 6' 5" (2.59m x 1.96m)

Window to rear aspect, double radiator.

#### **Bathroom**

White suite comprising panelled bath with electric shower over, low flush W.C., hand wash basin with vanity drawers, aqua splash panels, towel radiator, obscure glazed window to side aspect.

#### **Outside**

Rear - Mainly laid to lawn, two raised plant beds retained by brick wall, brick built store housing gas fired combination boiler serving domestic hot water and central heating, door to garage/workshop.

Garage/Workshop - 18' 2" x 16' 10" max - Accessed via Chequers Lane, electric roller door, power and light.

Front - Walled frontage with gated access, low maintenance mainly laid to stone chippings.

#### **Energy Performance Rating**

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

#### **Council Tax**

We understand the council tax is band A (£1,499 per annum. Charges for 2025/2026).

#### **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.**

