

# 2 Pershore Close Wellingborough

richard james

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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.

## 2 Pershore Close Wellingborough NN8 2NR Freehold Price £430,000

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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27 Sheep Street Wellingborough  
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**Irthlingborough Office**   
28 High Street Irthlingborough  
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74 High Street Rushden  
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**Situated in a cul de sac and located on the popular residential area of Wilby Way is this four bedroom detached property built by David Wilson Homes. Benefits include uPVC doors and windows, built in kitchen appliances, an ensuite shower room to the master bedroom and gas central heating. The property further offers a cloakroom, utility room, three reception rooms, built in wardrobes to all bedrooms, a good size rear garden and off road parking for several vehicles leading to a double garage. The accommodation briefly comprises, entrance hall, cloakroom, study, lounge, dining room, kitchen/breakfast room, utility room, bedroom with ensuite shower room, three further bedrooms, bathroom, gardens to front and rear and a double garage.**

Enter via entrance door.

#### Entrance Hall

Stairs to first floor landing, radiator, door to.

#### Cloakroom

Comprising low flush W.C., wash hand basin, window to side aspect, radiator.

#### Study

10' 7" x 8' 5" (3.23m x 2.57m)

Window to front aspect, radiator.

#### Lounge

19' 2" into bay x 12' 1" max (5.84m x 3.68m)

Feature fireplace with coal effect gas fire, bay window to front aspect, two radiators, double doors to.

#### Dining Room

11' 0" x 9' 0" (3.35m x 2.74m)

uPVC doors to rear garden, radiator door to.

#### Kitchen/Breakfast Room

10' 9" max x 10' 4" max (3.28m x 3.15m) (This measurement includes the area occupied by the kitchen units)

Comprising one and a half bowl stainless steel single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric double oven and gas hob, extractor fan over, integrated dishwasher, radiator, window to rear aspect, tiled floor and walls, door to.

#### Utility Room

Window to side aspect, plumbing for washing machine, space for tumble dryer, door to rear garden, wall mounted gas fired boiler serving central heating and domestic hot water, tiled floor, radiator, walk-in pantry.

#### First Floor Landing

Obscure window to side aspect, radiator, airing cupboard housing hot water cylinder, access to loft space, door to.

#### Bedroom One

15' 2" max x 11' 6" beyond wardrobe (4.62m x 3.51m)

Window to front aspect, radiator, built in mirror fronted wardrobes, door to.

#### Ensuite Shower Room

Comprising tiled shower enclosure, low flush W.C., wash hand basin, extractor fan, obscure window to side aspect, radiator, tiled walls.

#### Bedroom Two

14' 2" into recess x 8' 6" max (4.32m x 2.59m)

Two windows to front aspect, radiator, built in double wardrobe.

#### Bedroom Three

10' 7" wall to wall x 9' 3" plus door recess (3.23m x 2.82m)

Window to rear access, radiator, built in double wardrobe.

#### Bedroom Four

10' 3" wall to wall x 9' 2" plus door recess (3.12m x 2.79m)

Window to rear aspect, radiator, built in double wardrobe.

#### Bathroom

Comprising panelled bath with shower attachment, low flush W.C., wash hand basin, obscure window to side aspect, extractor fan, tiling to walls, radiator.

#### Outside

Front - Lawn, off road parking for several vehicles leading to.

Double garage - Twin up and over doors, power and light, eaves space, door to rear garden.

Rear and side - Mainly laid to lawn, bushes, flowers, wooden decking area, enclosed by panel fencing, wooden gazebo to side, gated access to front, water tap.

#### Energy Performance Rating

This property's energy performance rating is TBC.

#### Council Tax

We understand the council tax is band E (£2,748 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.**

