

Arthur Street Wellingborough

richard james

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Arthur Street Wellingborough NN8 3HH

Freehold Price £215,000

Wellingborough Office

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Irthlingborough Office

28 High Street Irthlingborough

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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.

Situated off Northampton Road local to town, schools and other amenities is this well presented three bedroom end of terrace which is offered with a no chain situation and benefits from uPVC double glazing, gas radiator central heating, a refitted kitchen with a range of built in appliances and a refitted shower room. Viewing is highly recommended. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms, shower room and gardens to front and rear.

Enter via composite door with obscure glazed inserts and top lighter to.

Entrance Hall
Stairs to first floor landing, wood effect laminate floor, radiator, glazed doors to.

Lounge
11' 11" into chimney breast recess x 11' 3" plus bay (3.63m x 3.43m)
Bay window to front aspect, fireplace with multi fuel burner with tiled hearth and limestone fire surround, wall light points, T.V. point, telephone point, through to.

Dining Room
12' 0" into chimney breast recess x 11' 7" (3.66m x 3.53m)
Window to rear aspect, feature fireplace with tiled fascia and hearth and wooden surround, double radiator, wood effect laminate floor, glazed door to.

Kitchen
12' 3" x 8' 7" (3.73m x 2.62m) (This measurement includes the area occupied by the kitchen units)
Refitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and hob with extractor hood over, integrated fridge/freezer, cupboard housing gas fired combination boiler serving domestic hot water and central heating, understairs storage cupboard, double radiator, window to rear and side aspect, part obscure glazed uPVC door to rear garden.

First Floor Landing
Access to loft space, doors to.

Bedroom One
15' 3" into chimney breast recess x 11' 2" (4.65m x 3.4m)
Two windows to front aspect, double radiator.

Bedroom Two
11' 7" x 9' 9" (3.53m x 2.97m)
Window to rear aspect, double radiator, wood effect laminate floor.

Bedroom Three
8' 9" x 7' 2" (2.67m x 2.18m)
Window to rear aspect, double radiator, wood effect laminate floor.

Shower Room
Refitted white suite comprising tiled shower cubide, low flush W.C., wall mounted hand wash basin, tiled splash backs, hated towel rail, extractor fan, window to side aspect.

Outside
Rear - Mainly laid to lawn, patio, enclosed by brick wall, gated pedestrian access to side.

Front - Brick retaining wall.

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.

