



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.



Valley Road Wellingborough NN8 2PL
Freehold Price £225,000

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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An extended mature three bedroom semi detached house with off road parking offered with vacant possession and benefitting from uPVC double glazed doors and windows, built in oven and hob, electric storage heaters and a refitted bathroom suite. The extension to the rear provides a 21ft lounge/dining room, 16ft kitchen with utility room whilst still offering a separate sitting room. The accommodation briefly comprises porch, entrance hall, sitting room, lounge/dining room, kitchen, utility room, three bedrooms, bathroom, gardens to front side and rear and off road parking.

Enter via part glazed entrance door with windows either side to.

Porch

Part obscure glazed entrance door with obscure glazed windows either side to.

Entrance Hall

Electric storage heater, stairs to first floor landing with cupboard under, doors to.

Sitting Room

12' 11" into bay x 11' 0" into chimney breast recess (3.94m x 3.35m)

Bay window to front aspect, electric plasma fire, plc rail.

Lounge/Dining Room

21' 0" x 9' 11" max (6.4m x 3.02m)

Extended, patio doors to rear garden, electric storage heater, electric fire with media shelves either side, coving to ceiling, wall light parts, coving to ceiling.

Kitchen

16' 0" x 6' 10" (4.88m x 2.08m) (This measurement includes the area occupied by the kitchen units)

Comprises single drain stainless steel sink unit with cupboards under, range of base and eye level units providing work space, tiled splash areas. built in electric oven and hob, two windows to side aspect, wood effect laminate floor, folding obscure glazed door to.

Utility Room

Comprising single drain stainless steal sink unit with cupboards under, plumbing for washing machine, space for tumble dryer, wall cupboard, window to rear aspect.

First Floor Landing

Window to side aspect, access to loft space, coving to ceiling, doors to.

Bedroom One

13' 6" max x 9' 11" into chimney breast recess (4.11m x 3.02m)

Window to rear aspect, electric storage heater, wood effect laminate floor, coving to ceiling.

Bedroom Two

11' 6" max x 11' 0" into chimney breast recess (3.51m x 3.35m)

Window to front aspect, electric storage heater, wood effect laminate floor, coving to ceiling.

Bedroom Three

10' 4" max x 7' 0" (3.15m x 2.13m)

Window to rear aspect, airing cupboard housing hot water cylinder and immersion heater, wood effect laminate floor.

Bathroom

White suite comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C., aqua panelling, electric extractor vent, obscure window front aspect.

Outside

Rear - Patio, lawn, shrubs, two greenhouses, wooden shed, wooden fence, tap, gated access to side garden of pavement, crazy paving and a raised shrub bed, integrated store gated access to front.

Front - Paving, raised bed of shrubs and plants, steps, iron pedestrian gate, double iron gates to off road parking.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,749 per annum. Charges for enter year).

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.

