



Total area: approx. 95.3 sq. metres (1025.4 sq. feet)



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.

West Avenue Burton Latimer NN15 5PQ
Freehold Price £240,000

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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 Northants NN8 1BS
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Irthlingborough Office
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Rushden Office
 74 High Street Rushden
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Welcome to the market in the popular town of Burton Latimer is this very well presented and deceptively spacious three bed roomed mid-terraced property with off road parking for up to three cars and large south west facing rear garden, with benefits to include, gas radiator central heating, uPVC double and triple glazing, three double bedrooms, utility room and cloakroom. The accommodation briefly comprises, entrance hall, cupboard, lounge, kitchen/dining room, utility room, cloakroom, three double bedrooms, shower room, snug, rear garden and off road parking for up to three cars.

Enter via part-glazed front door to:

Entrance Hall

Comprises of stairs to first floor landing, radiator, window to front aspect, door through to:

Cupboard

5' 4" x 4' 5" (1.63m x 1.35m)

Triple glazed window to front aspect, wall mounted combination boiler serving domestic hot water and central heating systems, vinyl flooring.

Lounge

11' 0" x 15' 2" (3.35m x 4.62m)

French doors to rear aspect, log burner with feature surround and raised tiled hearth, sleeper style mantel piece, radiator, TV and telephone point, door to:

Kitchen/Dining Room

14' 5" narrowing to 5' 0" x 10' 0" narrowing to 8' 4" (4.39m x 3.05m) (This measurement includes area occupied by the kitchen units)

Fitted to comprise, base level units providing work surfaces, wooden panelled splash backs, built in single oven, electric hob, fridge/freezer space, door to storage cupboard, radiator, vinyl flooring, triple glazed window to front aspect, opening to:

Utility Area

10' 0" x 6' 4" (3.05m x 1.93m)

Stainless steel single drainer sink unit with cupboard under, base level units providing work surfaces, wooden panelled splash backs, plumbing for washing machine, dishwasher space, door to under stairs storage cupboard, spotlights, double glazed window to rear aspect, glazed door to rear aspect, vinyl flooring, door to:

Cloakroom

Fitted to comprise low flush W.C, vanity sink unit, tiled splash backs, spotlights, extractor, wooden panelling.

First Floor Landing

Two double glazed windows to rear aspect, radiator, loft access, access to snug providing seating area and shelving, doors to:

Bedroom One

13' 3" narrowing to 7' 9" x 10' 5" narrowing to 12' 1" (4.04m x 3.18m)

Triple glazed window to front aspect, radiator, door to:

Cupboard

5' 0" x 3' 2" (1.52m x 0.97m)

Triple glazed window to front aspect, light.

Bedroom Two

15' 9" narrowing to 12' 8" x 11' 0" narrowing to 3' 0" (4.8m x 3.35m)

Triple glazed window to front aspect, radiator, two built-in storage cupboards, TV point.

Bedroom Three

7' 1" narrowing to 4' 0" x 11' 0" narrowing to 7' 8" (2.16m x 3.35m)

Double glazed window to rear aspect, radiator, wooden panelling.

Shower Room

Re-fitted to comprise, low flush W.C, vanity sink unit with tiled splash backs, shower cubicle with tiled walls and chrome rainfall shower attachment, double glazed window to rear aspect, radiator, laminate flooring.

Outside

Front - Gravelled to provide off road parking for 3 vehicles, gated side pedestrian access, enclosed by low level wooden fencing.

Rear - Gated side pedestrian access, outside tap, decking area, paved patio area, main lawn, border stocked with bark chippings and shrubs, wooden shed measuring approx 21' 0" x 11' 0", solar panels to the roof, enclosed by wooden panel fencing, garden measures approx 55ft in length and enjoys south westerly aspect.

Material Information

The tenure of this property is freehold.

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 B (£1,919 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.

