



Butterfields Wellingborough NN8 2PZ
Freehold Price £270,000

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 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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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Situated off Doddington Road and local to the A45 is this three bedroom link detached property which has been modified and now provides an excellent 16ft x 16ft refitted kitchen with a range of built in appliances. Benefits include a refitted ensuite shower room to the master bedroom, uPVC double glazing and gas radiator central heating. The property further offers a cloakroom, built in wardrobes to bedroom one and off road parking for several vehicles leading to a single garage. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, bedroom one with ensuite shower room, two further bedrooms, bathroom, garden to rear and a single garage.

Enter via composite door with obscure glazed inserts to.

Entrance Hall

Stairs to first floor landing, radiator, coving to ceiling, obscure glazed window to side aspect, doors to.

Cloakroom

White suite comprising low flush W.C., wall mounted hand wash basin, tiled splash backs, radiator, obscure glazed window to front aspect, laminate floor.

Lounge

14' 8" max x 13' 16" max (4.47m max x 4.37m max)
Window to front aspect, two radiators, understairs storage cupboard, T.V. point, telephone point, coving to ceiling, through to.

Kitchen/Dining Room

16' 5" plus bay x 16' 0" max (5m x 4.88m) (This measuring includes the area occupied by the kitchen units)
Comprising one and a half stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces. Built in electric oven and gas hob, plumbing for washing machine, integrated dishwasher and fridge/freezer, box bay glazed window to side aspect, sliding patio door to rear garden, window to rear aspect, laminate floor, breakfast bar, downlights to kitchen ceiling, door and window to side aspect.

First Floor Landing

Access to loft space with loft ladder, window to side aspect, airing cupboard housing hot water cylinder and immersion heater, coving to ceiling, doors to.

Bedroom One

10' 7" x 10' 0" (3.23m x 3.05m)
Window to rear aspect, radiator, two built in wardrobes, coving to ceiling, door to.



Ensuite Shower Room

Refitted to comprise shower cubicle, low flush W.C., pedestal hand wash basin set in vanity unit, part tiled walls, tiled floor, radiator, extractor fan, obscure glazed window to rear aspect, laminate floor, obscure window to rear aspect, extractor fan.

Bedroom Two

10' 2" x 9' 8" (3.1m x 2.95m)
Window to front aspect, radiator, coving to ceiling.

Bedroom Three

9' 3" max. x 6' 7" max. (2.82m x 2.01m)
Window to front aspect, radiator, coving to ceiling.

Bathroom

White suite comprising panelled bath with mixer shower attachment, low flush W.C., pedestal hand wash basin, part tiled walls, extractor fan, electric shaver point, obscure glazed window to side aspect.

Outside

Rear - Patio area, decking area, mainly laid to lawn, door to garage, outside water tap, enclosed by wooden fencing and brick wall

Garage - Metal up and over door, storage to eaves space, power and light, shelving, wall mounted gas fired boiler serving domestic hot water and central heating, door to rear garden.

Front - Stoned area, off road parking for several vehicles.

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 D (£2,248 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.