



Total area: approx. 79.2 sq. metres (852.1 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.



Westfield Road Wellingborough NN8 3HR

Freehold Price £190,000

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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A three bedroom terraced house situated off Northampton Road local to main amenities that benefits from uPVC double glazed doors and windows, gas radiator central heating, built in kitchen appliances and offers a cellar with an external access door which could be converted in to an additional living space, subject to regulations. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, three bedrooms, bathroom, a cellar and gardens to front and rear.

Enter via entrance door with obscure glazed pane to.

Entrance Hall

Radiator, wood effect laminate floor, stairs to first floor landing with two cupboards under, door to.

Lounge

15' 7" into bay x 11' 11" into chimney breast recess (4.75m x 3.63m)

Bay window to front aspect, chimney with wood fire surround and marble hearth and fascia, radiator, wood effect laminate floor.

Kitchen/Dining Room

18' 4" max x 8' 8" (5.59m x 2.64m)

Comprising single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, built in electric oven, hob with extractor hood over, plumbing for washing machine, space for fridge freezer, radiator, wood effect laminate floor, two windows to rear aspect, part glazed door to rear garden.

First Floor Landing

Access to loft space, doors to.

Bedroom One

11' 11" max x 10' 4" max (3.63m x 3.15m)

Window to front aspect, radiator, cast iron fireplace.

Bedroom Two

11' 9" max x 10' 11" max (3.58m x 3.33m)

Window to rear aspect, radiator, cast iron fireplace, cupboard housing gas fired boiler serving central heating and domestic hot water.

Bedroom Three

8' 10" max x 8' 8" max (2.69m x 2.64m)

Window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with shower fitted over, pedestal hand wash basin, low flush W.C., tiled splash areas, radiator, inset ceiling lights, electric extractor vent, wood effect floor, obscure window to front aspect.

Outside

Rear - Patio area, gate to front via walkway, steps down to mainly gravel and paving, shrubs, wooden fence, door to cellar door to.

Cellar - In two areas with the largest being 9' 8" x 8' 10", potential to convert to living space, subject to regulations.

Front - Foregarden of paving, brick wall via gate.

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 B (£1,843 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.

