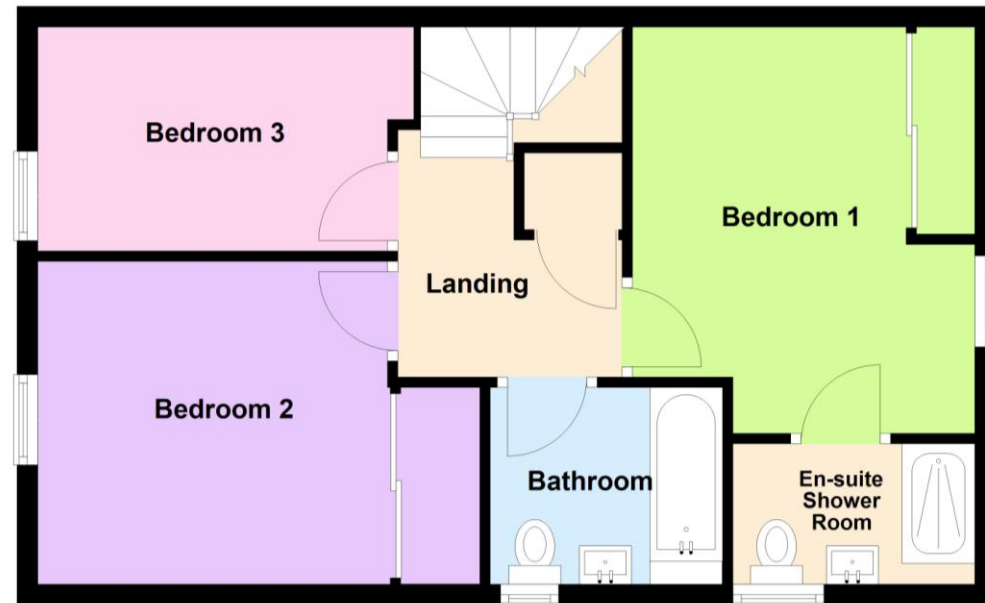


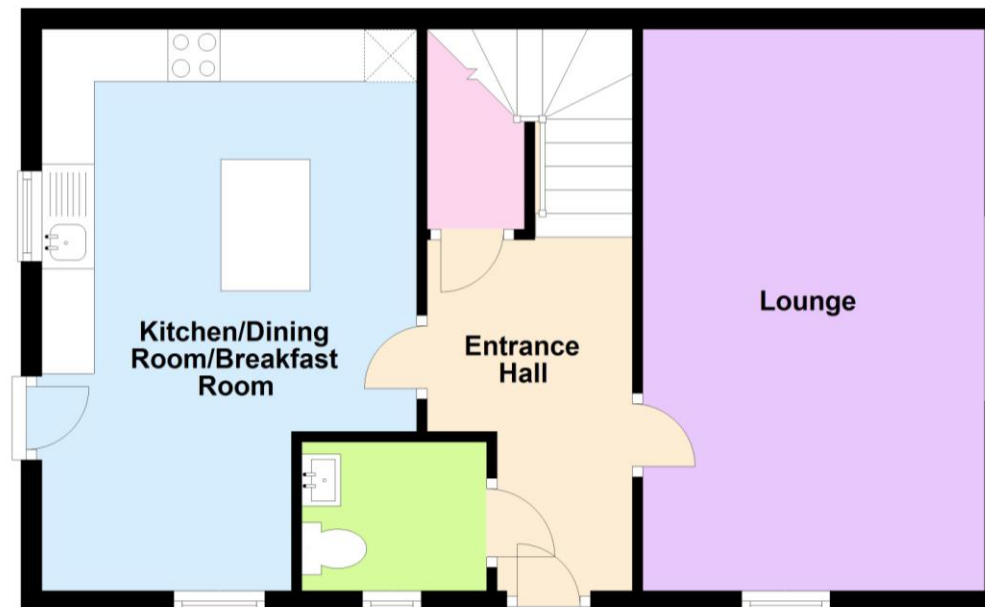
First Floor

Approx. 48.6 sq. metres (522.6 sq. feet)



Ground Floor

Approx. 48.6 sq. metres (522.6 sq. feet)



Total area: approx. 97.1 sq. metres (1045.3 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.



Pinnels Road Wellingborough NN8 6BF

Freehold Price £325,000

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 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.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Offered with no chain is this three bedroom semi detached house built in 2022 and situated in a cul-de-sac on Glenvale Park local to amenities. The property is offered in excellent condition with many upgrades from the original new home builder specification and benefits from uPVC double glazing, gas radiator central heating, a range of built in kitchen appliances and offers an ensuite shower room to the master bedroom. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining/breakfast room, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and two allocated parking spaces.

Enter via part obscure glazed entrance door to.

Entrance Hall

Radiator, wood grain effect floor, stairs to first floor landing with storage cupboard under, doors to.

Cloakroom

White suite comprising low flush W.C., wash basin set in vanity unit, radiator, tiled splash area, wood grain effect floor, obscure glazed window to front aspect.

Lounge

17' 7" x 10' 8" (5.36m x 3.25m)

Window to front aspect, window to side aspect, two radiators, media points, wood grain effect floor.

Kitchen/Breakfast/Dining Room

17' 7" x 11' 9" (5.36m x 3.58m) (This measurement includes area occupied by the kitchen units)

Upgraded to comprise quartz worksurfaces with inset single drainer stainless steel sink unit with cupboards under, range of base and eye level units, built in electric oven, gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, water softener, island with further cupboards under, cupboard housing gas fired boiler serving central heating and domestic hot water, two radiators, wood grain effect floor, window to front aspect, window to side aspect, part glazed door to side.

First Floor Landing

Radiator, access to loft space, built in cupboard, doors to.

Bedroom One

12' 10" max x 10' 11" beyond wardrobes (3.91m x 3.33m)

Window to front aspect, radiator, fitted wardrobes, door to.

Ensuite Shower Room

Comprising tiled shower enclosure, low flush W.C., wash basin set in vanity unit, tiled splash areas, chrome effect towel radiator, electric extractor vent, obscure window to side aspect.



Bedroom Two

11' 4" upto wardrobes x 10' 3" (3.45m x 3.12m)

Window to front aspect, window to side aspect, two radiators, fitted wardrobes.

Bedroom Three

11' 9" max x 7' 1" (3.58m x 2.16m)

Window to side aspect, radiator.

Bathroom

Comprising panelled bath with fitted shower and screen, low flush W.C., wash basin set in vanity unit, tiled splash areas, chrome effect towel radiator, electric extractor vent, inset ceiling lights, obscure glazed window to front aspect.

Outside

Garden - Situated to side, mainly laid to lawn with wooden shed, perimeter fence, walls and gated access to front.

Front and side - Shrubs, courtesy light, allocated off road parking for two cars.

N.B

We understand there is an annual estate management charge of which we currently await for the vendor to confirm the amount.



Energy Performance Rating

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

Council Tax

We understand the council tax is band C (£2,106 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.

