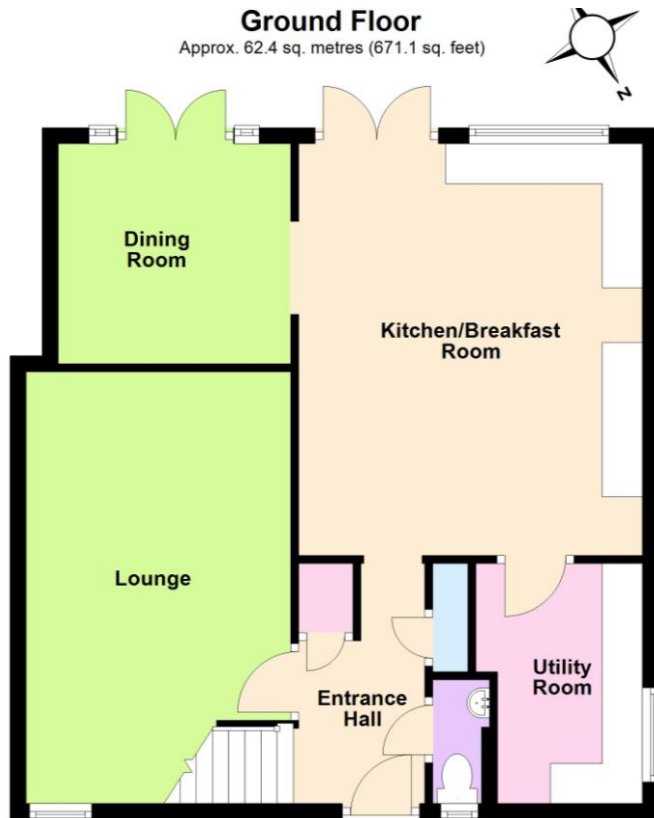


1 The Rylstone Wellingborough

richard james

www.richardjames.net



Total area: approx. 114.1 sq. metres (1228.1 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.



1 The Rylstone Wellingborough NN8 3EB
Freehold Price £210,000

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.

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



A vacant four bedroom end of terrace house which has been substantially extended to the ground floor and now offers 1,228 sq. ft (114.1 sq. m) of versatile accommodation. The property benefits from a refitted kitchen and gas radiator central heating but required some further remedial and cosmetic works. The rear garden is low maintenance and offers a 22ft outbuilding. The property offers potential to be used as a HMO subject to regulations. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, four bedrooms, wet room and rear garden.

Enter via obscure glazed entrance door to.

Entrance Hall

Cloaks cupboard, further storage cupboard, stairs to first floor landing, doors to.

Cloakroom

Comprising low flush W.C., wash basin, tiled splash areas, tiled floor, obscure window to front aspect.

Lounge

17' 6" max x 10' 9" max (5.33m x 3.28m)

Window to front aspect, radiator, coving to ceiling.

Kitchen/Breakfast Room

16' 11" x 14' 1" (5.16m x 4.29m) (This measurement includes the area occupied by the kitchen units.)

Comprising single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, space for cooker, electric extractor hood, freestanding dishwasher, washing machine and fridge freezer, radiator, tiled floor, window to rear aspect, French doors to rear, door to utility room, through to.

Dining Room

9' 6" x 8' 8" (2.9m x 2.64m)

French doors with window either side to rear garden, radiator, coving to ceiling.

Utility Room

9' 3" x 5' 11" min (2.82m x 1.8m)

Worksurfaces with cupboards under, wall cupboards, tiled floor, window to side aspect.

First Floor Landing

Window to front aspect, radiator, access to loft space, coving to ceiling, cupboard housing gas fired boiler serving central heating and domestic hot water, doors to.

Bedroom One

11' 9" x 9' 11" (3.58m x 3.02m)

Window to rear aspect, radiator.

Bedroom Two

10' 6" x 10' 2" (3.2m x 3.1m)

Window to side aspect, radiator, coving to ceiling.

Bedroom Three

11' 7" x 8' 9" (3.53m x 2.67m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Four

11' 9" narrowing to 9' 9" x 5' 11" (3.58m x 1.8m)

Window to rear aspect, radiator.

Wet Room

Comprising fitted shower, low flush W.C., wall mounted wash basin, tiled splash walls, radiator, obscure window to side aspect.

Outside

Rear Garden - Wooden decking with sheltered pergola over which extends to width of property, artificial grass, wooden fence, gated access to side, wooden outbuilding measuring 22ft x 7ft with power and light connected, could be used as a workshop or social garden room.

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 A (£1,579 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.

