



Total area: approx. 101.3 sq. metres (1090.0 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.

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.

Balharvie Road Wellingborough NN8 6BD

Freehold Price £290,000

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



Situated on the popular Glenvale Park development is this three/four bedroom three storey property which benefits from uPVC double glazing, gas radiator central heating and a range of built in kitchen appliances to include oven and hob, dishwasher and fridge/freezer. The property further offers a study, a 20ft kitchen/dining/family room, an ensuite shower room to the master bedroom, a southerly facing rear garden and off road parking. The accommodation briefly comprises entrance hall, cloakroom, study, kitchen/dining/family room, master bedroom with ensuite shower room, lounge/bedroom, two further bedrooms, bathroom and gardens to front and rear.

Enter via entrance door.

Entrance Hall

Radiator, stairs to first floor landing, cupboard housing gas fired boiler serving central heating and domestic hot water, laminate flooring, door to.

Cloakroom

Comprising low flush W.C., wash hand basin, radiator, laminate flooring, extractor fan.

Study

9' 2" x 6' 1" (2.79m x 1.85m)

Window to front aspect, radiator, laminate flooring.

Kitchen/Dining/Family Room

20' 1" max x 12' 10" max (6.12m x 3.91m)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and hob with extractor fan over, integrated dishwasher and fridge/freezer, laminate flooring, double radiator, uPVC door to rear garden, understairs storage cupboard.

First Floor Landing

Radiator, stairs to second floor landing, door to.

Bedroom One

12' 11" max x 9' 10" max (3.94m x 3m)

Window to rear aspect, radiator, freestanding mirror fronted double wardrobe, door to.

Ensuite Shower Room

Comprising double tiled shower enclosure, low flush W.C., wash hand basin set in vanity unit, extractor fan.



Lounge/Bedroom

12' 11" max x 10' 2" max (3.94m x 3.1m)

Window to front aspect, radiator.

Second Floor Landing

Access to loft space, doors to.

Bedroom Two

12' 11" max x 11' 6" max (3.94m x 3.51m)

Window to rear aspect, radiator, built in cupboard.

Bedroom Three

12' 10" max x 9' 10" narrowing to 7' 0" (3.91m x 3m)

Window to front aspect, double radiator, built in cupboard.

Bathroom

Comprising panelled bath, low flush W.C., wash hand basin, double radiator, extractor fan.

Outside

Front - Small conifer, driveway to side providing off road parking for two vehicles.

Rear - Patio, artificial grass, wooden shed, pedestrian gated access, enclosed by panelled fencing.

N.B

We understand an estate charge of circa £200.00 is payable per annum. This should be confirmed by a purchasers legal representative before a commitment to purchase.



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.

