



Total area: approx. 89.3 sq. metres (961.0 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.



Burywell Road Wellingborough NN8 4GB
Freehold Price £275,000

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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
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Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Offered with no chain and being a short walk from the railway station, town centre and other main amenities, is this three storey, three bedroom, semi-detached property with an ensuite shower room and a garage. The property has been modernised in recent years and now benefits from a refitted kitchen with a comprehensive range of built in appliances, a refitted cloakroom and partly refitted ensuite shower room and bathroom. Further benefits include, uPVC double glazed doors and windows and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, master bedroom with ensuite shower room, two further bedroom, bathroom, gardens to front and rear and a garage.

Enter via part obscure glazed entrance door to.

Entrance Hall

Radiator, wood effect laminate floor, stairs to first floor landing, doors to.

Cloakroom

Refitted white suite comprising low flush W.C., with vanity cupboard, chrome effect towel radiator, obscure window to side aspect.

Lounge/Dining Room

15' 5" max x 13' 0" max (4.7m x 3.96m)

French doors with windows either side to rear garden, two radiators, T.V. point, wood effect laminate floor, understairs storage cupboard.

Kitchen

11' 6" x 5' 11" (3.51m x 1.8m)(This measurement includes the area occupied by the kitchen units.)

Refitted to comprise white one and a half bowl single drainer sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, gas hob with extractor hood over, integrated fridge/freezer, microwave oven, dishwasher and washer dryer, window to front aspect.

First Floor Landing

Radiator, stairs to second floor landing, doors to.

Bedroom Two

13' 1" x 9' 2" (3.99m x 2.79m)

Two windows to rear aspect, radiator, built in wardrobe.

Bedroom Three

13' 1" x 6' 6" widening to 8' 9" (3.99m x 1.98m)

'L' shaped, window to front aspect, radiator, fitted wardrobe.

Bathroom

Part refitted white suite comprising panelled bath with shower and screen fitted, refitted low flush W.C. with concealed cistern and inset wash hand basin with vanity cupboards under, chrome effect towel rail, tiled splash areas, electric shaver point, airing cupboard housing hot water and immersion heater.

Second Floor Landing

Window to side aspect, built in wardrobes, door to.

Bedroom One

14' 0" into wardrobe recess x 9' 0" widening to 13' 1" (4.27m x 2.74m)

Window to front aspect, radiator, door to.

Ensuite Shower Room

Part refitted white suite comprising shower enclosure, low flush W.C., wash hand basin set in vanity unit with cupboards under, tiled splash area, chrome effect towel rail, electric shaver point, skylight window.

Outside

Rear Garden - Patio, artificial grass, shrubs, outside tap, wooden fence.

Front - Iron railings, shrubs, gravel, courtesy light, driveway to.

Garage - Metal up ad over door, eaves space, power and light connected, access door to rear garden.

Energy Performance Rating

This property has an energy rating of C. 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.

