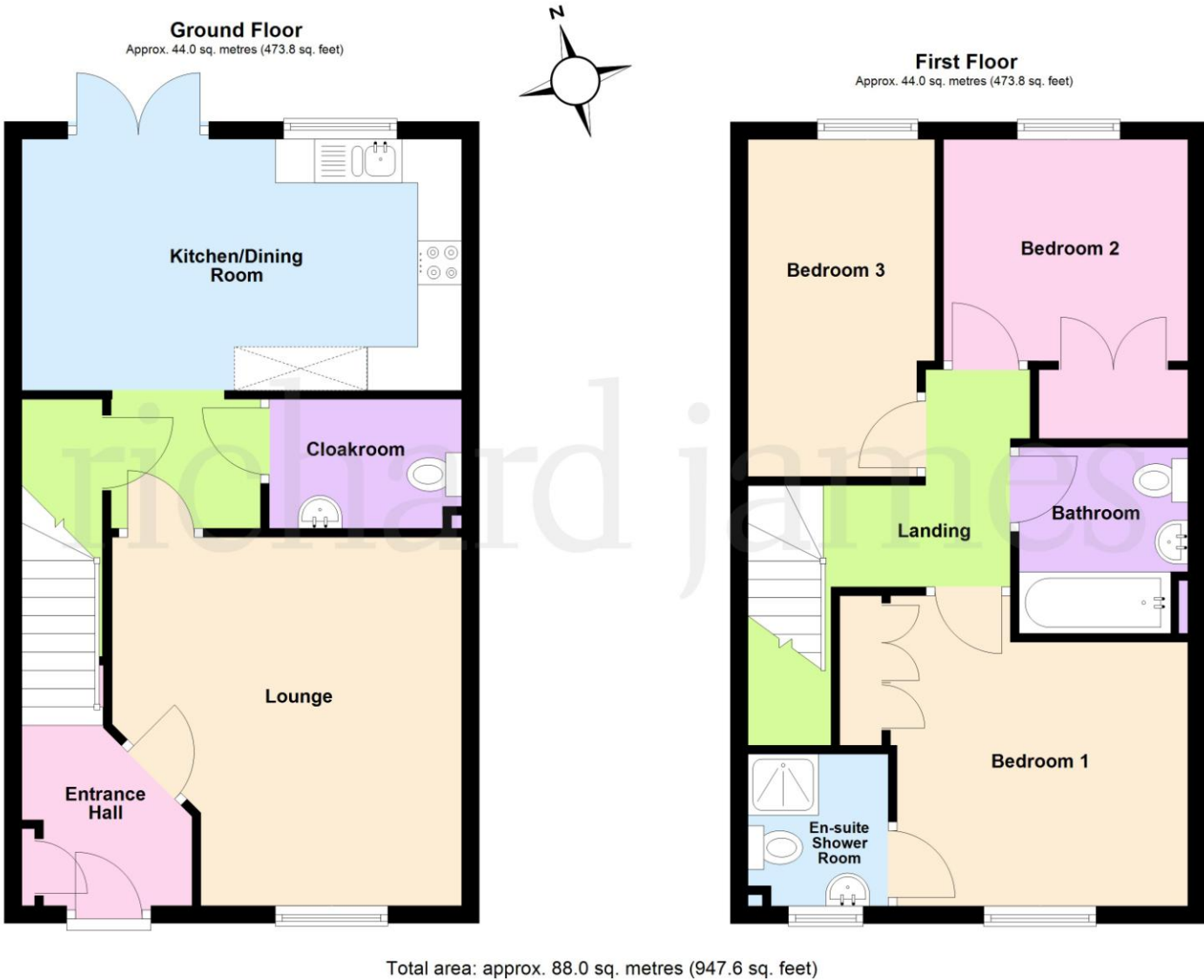


Beaumont Road Wellingborough

richard james

www.richardjames.net



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 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.



Beaumont Road Wellingborough NN8 6BQ Freehold Price £280,000

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 highly sought-after Glenvale Park development, this attractive three-bedroom semi-detached home was built by Taylor Wimpey in 2021 and offers stylish, modern living throughout. The property benefits from anthracite uPVC double glazing, gas radiator central heating, and a contemporary fitted kitchen complete with integrated appliances including an oven, hob, slimline dishwasher, washer/dryer, and fridge/freezer. Thoughtfully designed, the accommodation comprises an entrance hall, spacious lounge, inner hallway, cloakroom, and a generous kitchen/dining room with space for family living and entertaining. To the first floor, the principal bedroom benefits from an en-suite shower room, while two further well-proportioned bedrooms are served by a modern family bathroom. The property enjoys an enclosed landscaped rear garden and the convenience of two off-road parking spaces. An ideal purchase for first-time buyers, families, or investors alike, this excellent home combines modern comforts with a popular residential location.

Enter via composite door with obscure glazed insert to.

Entrance Hall

Stairs to first floor landing, LVT flooring, radiator, storage cupboard, glazed door to.

Lounge

13' 10" max x 13' 1" max (4.22m x 3.99m)

Window to front aspect with window shutter, LVT flooring, double radiator, T.V. point, telephone point, part glazed door to.

Inner Hallway

Understairs storage cupboard, LVT flooring, through to kitchen/dining room, door to.

Cloakroom

White suite comprising low flush W.C., pedestal hand wash basin, tiled splash back, tiled floor, radiator, extractor vent.

Kitchen/Dining Room

16' 6" x 9' 5" (5.03m x 2.87m) (This measurement includes area occupied by the kitchen units)

Comprising stainless steel one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in double electric oven and gas hob with extractor fan over, integrated slimline dishwasher, washer/dryer and fridge/freezer, tiled splash back, double radiator, LVT flooring, extractor vent, window to rear aspect, uPVC French doors to rear garden.

First Floor Landing

Access to loft space which is part boarded, radiator, doors to.

Bedroom One

10' 11" x 9' 9" widening to 11' 6" max (3.33m x 2.97m)

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

Ensuite Shower Room

White suite comprising tiled shower cubicle, low flush W.C., pedestal hand wash basin, tiled splash back, LVT flooring, towel radiator, electric shaver point, extractor vent, obscure glazed window to front aspect.

Bedroom Two

9' 3" x 8' 5" (2.82m x 2.57m)

Window to rear aspect, built in wardrobes, radiator.

Bedroom Three

12' 0" x 7' 0" max (3.66m x 2.13m)

Window to rear aspect, radiator.

Bathroom

White suite comprising panelled bath with thermostatic shower over, low flush W.C., pedestal hand wash basin, tiled splash back, LVT flooring, extractor vent, towel radiator.

Outside

Rear - Patio width of property, further patio top corner of garden, lawn, coarse gravel, two plant beds, wooden shed, outside power and light, water tap, enclosed by feather board fencing, gated pedestrian access to front.

Front - Small gravel plant bed, two parking spaces.

N.B

We understand there is an estate management charge payable of £200.00 per annum. This should be confirmed by the 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.

