



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.



Pytchley Rise Wellingborough NN8 3LA
Freehold Price £225,000

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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Offered for sale with no chain is this three bedroom terraced property situated local to the town, schools and main amenities. The property benefits from uPVC double glazing, gas radiator central heating and further offers a 23ft lounge/dining room, and a south west facing rear garden. The accommodation briefly comprises porch, entrance hall, lounge/dining room, kitchen, three bedrooms, bathroom and gardens to front and rear.

Enter via part obscure glazed uPVC door to.

Porch

Obscure glazed window to front and side aspect, laminate floor, door with obscure glazed inserts and side panel to.

Entrance Hall

Stairs to first floor landing, understairs storage cupboard, radiator, laminate floor, doors to.

Lounge/Dining Room

23' 7" x 11' 6" narrowing to 8' 5" (7.19m x 3.51m)

Window to front aspect, patio doors to rear garden, two radiators, laminate floor, T.V. point, coving to ceiling, door to.

Kitchen

10' 8" x 8' 9" (3.25m x 2.67m)(This measurement includes the area occupied by the kitchen units.)

Comprising single stainless steel drainer sink unit with cupboards under, base and eye level units providing work surfaces, freestanding electric cooker, integrated slimline dishwasher, plumbing for washing machine, space for fridge/freezer, tiled splash back, laminate flooring, wall mounted gas fired boiler serving domestic hot water and central heating, door to entrance hall, window to rear aspect, obscure glazed uPVC door to rear garden.

First Floor Landing

Access to loft space, airing cupboard housing hot water cylinder and immersion heater, laminate flooring, doors to.

Bedroom One

11' 6" max x 9' 6" plus door recess (3.51m x 2.9m)

Window to front aspect, fitted wardrobes, radiator.

Bedroom Two

10' 1" widening to 11' 10" into wardrobe recess x 9' 6" plus door recess(3.07m x 2.9m)

Window to rear aspect, radiator, laminate flooring, coving to ceiling.

Bedroom Three

8' 0" x 8' 0" wall to wall (2.44m x 2.44m)

Window to front aspect, two fitted wardrobes, laminate flooring.

Bathroom

White suite comprising panelled bath with electric shower over, low flush W.C., pedestal hand wash basin, tiled splash back, laminate flooring, radiator, two obscure glazed windows to rear aspect.

Outside

Rear - South-west facing, patio, mainly laid to lawn, raised plant bed, shed, enclosed by fencing, gated pedestrian access to rear leading to front.

Front - Mainly laid to lawn, bush.

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 B (£1,843 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.

