



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.



Melton Road North Wellingborough NN8 1PW
Freehold Price £250,000

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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Situated within walking distance of the railway station is this vacant three bedroom semi detached property which provides an excellent opportunity for a buyer who is looking for ample parking and garage/workshop space. The property offers an overall driveway of 59ft in length which is partly enclosed by a carport with electric door (requires repair) leading to a 23ft garage/workshop also with electric door and a south-west facing rear garden measuring approximately 82ft in length. The property benefits from uPVC double glazing, gas radiator central heating, a refitted kitchen with built in and freestanding appliances and a refitted wet room. Bedroom one has been partitioned to create a walk-in cupboard but could easily be restored to it's original size. A viewing is highly recommended to appreciate the external space on offer. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms, wet room, outside W.C., gardens to front and rear, driveway, carport and garage.

Enter via composite door with obscure glazed inserts to.

Entrance Hall

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

Lounge

14' 1" max into bay x 13' 0" max into chimney breast recess (4.29m x 3.96m)

Bay window to front aspect, double radiator, T.V. point, coving to ceiling.

Dining Room

13' 0" max into chimney breast recess x 12' 2" (3.96m x 3.71m)

Window to side and rear aspect, double radiator, coving to ceiling, door to.

Kitchen

11' 7" x 7' 10" max (3.53m x 2.39m) (This measurement includes area occupied by the kitchen units)

Refitted to comprise stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in double oven and gas hob, freestanding washing machine, dishwasher, fridge and freezer, double radiator, tiled floor, window to side aspect, uPVC door with obscure glazed insert to side.

First Floor Landing

Access to loft space, radiator, coving to ceiling, opening and doors to.

Bedroom One

13' 0" x 11' 8" (Overall measurement including walk through and walk-in cupboard) (3.96m x 3.56m)

Currently partitioned in to three separate areas. Partition can easily be removed to restore the room to it's original size. Window to rear aspect, radiator, fitted wardrobes, walk-through area and walk-in cupboard.



Bedroom Two

12' 2" x 9' 11" max (3.71m x 3.02m)

Window to rear aspect, fitted cupboards housing gas fired combination boiler serving domestic hot water and central heating, radiator.

Bedroom Three

11' 0" upto wardrobes x 6' 6" (3.35m x 1.98m)

Window to rear aspect, radiator.

Wet Room

Refitted to comprise electric shower, low flush W.C., wall mounted hand wash basin, tiled walls, towel radiator, extractor vent, obscure glazed window to side aspect.

Outside

Front - Concrete fore garden, concrete driveway leading to.

Carport - leading to garage, electric up and over door (in need of repair), store, W.C., glazed uPVC door and side window to rear garden.

Garage - 23' 8" x 9' 6" - Concrete sectional, electric up and over door, power and light, pedestrian door to garden.

Rear - South west facing garden measuring approx. 82ft in length, mainly laid to lawn, block paved patio with metal gazebo part over, further patio, crazy paving path, various shrubs, pedestrian door to garage, enclosed by fencing.



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 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.

