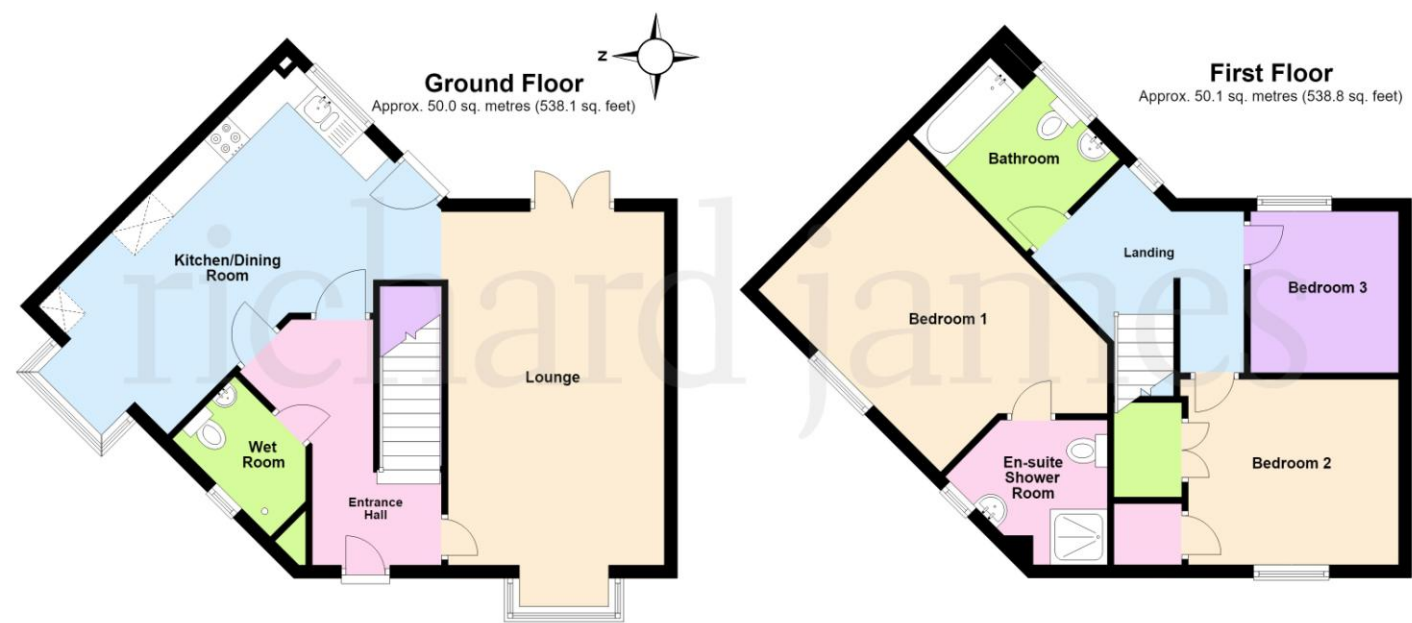




Total area: approx. 100.0 sq. metres (1076.9 sq. feet)



Neptune Road Wellingborough NN8 1RD  
Freehold Price £270,000

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



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.

Situated within walking distance of the railway station is this well presented three bedroom terraced property which benefits from uPVC double glazing, gas radiator central heating and a 17ft refitted kitchen/dining room with a range of built in appliances to include oven, hob, microwave, dishwasher and washing machine. The property further offers a refitted downstairs wet room, a 19ft lounge, an ensuite shower room to the master bedroom, a west facing rear garden and two parking spaces. A viewing is highly recommended. The accommodation briefly comprises entrance hall, wet room, lounge, kitchen/dining room, master bedroom with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and two parking spaces.

Enter via composite door with obscure glazed inserts to.

**Entrance Hall**

Coir mat, stairs to first floor landing, radiator, telephone point, doors to.

**Wet Room**

Thermostatic shower, low flush W.C., pedestal hand wash basin, tiled splash back, radiator, extractor vent, obscure glazed window to front aspect.

**Lounge**

19' 10" max into bay x 10' 10" (6.05m x 3.3m)  
Box bay window to front aspect, uPVC French doors to rear garden, T.V. point, two radiators, through to.

**Kitchen/Dining Room**

17' 8" plus bay x 9' 2" tapering to 13' 6" max (5.38m x 2.79m)  
(This measurement includes area occupied by the kitchen units)  
Refitted to comprise white ceramic one and a half bowl single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in microwave, electric oven and gas hob with extractor fan over, integrated dishwasher and washing machine, space for American style fridge/freezer, tiled splash back, herringbone LVT flooring, understairs storage cupboard, radiator, T.V. point, two doors to hallway, box bay window to front aspect, window to rear aspect, part obscure glazed composite door to rear garden.

**First Floor Landing**

Window to rear aspect, access to loft space, radiator, doors to.

**Bedroom One**

16' 2" max narrowing to 11' 9" x 10' 10" (4.93m x 3.3m)  
Window to front aspect, radiator, door to.

**Ensuite Shower Room**

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

**Bedroom Two**

10' 10" x 9' 5" (3.3m x 2.87m)  
Window to front aspect, built in wardrobe, airing cupboard housing hot water cylinder and immersion heater aided by solar panels, T.V. point.

**Bedroom Three**

8' 0" x 7' 4" (2.44m x 2.24m)  
Window to rear aspect, radiator.

**Bathroom**

White suite comprising panelled bath with mixer shower attachment, low flush W.C., pedestal hand wash basin, tiled splash back, radiator, electric shavers point, extractor vent, obscure glazed window to rear aspect.

**Outside**

Rear - Low maintenance mainly laid to patio, gravel and slate chipping covered borders, water tap, enclosed by fencing, gated pedestrian access to rear.

Front - Laid to artificial lawn, two parking spaces.

**N.B**

We understand from the vendor there is an estate amenity charge of £27.31 per month. This should be checked by the purchasers legal representative before a legal commitment to purchase.

**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](http://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.**

