

Northampton Road Wellingborough

richard james

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Northampton Road Wellingborough NN8 3HT

Freehold Price £365,000

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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.

Built circa 1906 and situated close to the town centre and a wide range of local amenities, this impressive and rarely available three bedroom property is presented in immaculate condition throughout. The property has been significantly improved by the current owners and benefits from a refitted kitchen/breakfast room with a range of integrated appliances, a refitted family bathroom, a refitted en-suite shower room to a 16ft master bedroom, uPVC double glazing and gas radiator central heating. The property further offers three reception rooms, a cloakroom and built in wardrobes to all bedrooms. Externally, the property offers off road parking for two vehicles and a versatile summer house/home office, ideal for those working from home. Retaining much of its original charm, the property boasts several attractive character features, including fireplaces, picture rails, and a mosaic tiled entrance hall. Viewing is highly recommended to fully appreciate the excellent condition, character and good size accommodation offered by this exceptional home. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, sitting room, kitchen/breakfast room, master bedroom, ensuite shower room, two further bedrooms, bathroom, gardens to front and rear, summer house and off road parking

Enter via glazed entrance door with glazed side panel.

Entrance Hall

Stairs to first floor landing with understairs cupboard, two radiators with wooden coverings, mosaic flooring.

Cloakroom

Comprising low flush W.C., wash hand basin, obscure glazed window to rear aspect, tiled floor, towel rail.

Lounge

13' 8" into bay x 11' 10" max (4.17m x 3.61m)

Bay window to front aspect, feature fireplace with log burner, cupboard built into chimney breast recess, double radiator, picture rail.

Dining Room

13' 7" into bay x 12' 0" max (4.14m x 3.66m)

Bay window to front aspect, two double radiators, feature open fireplace, picture rail.

Sitting Room

11' 4" max x 10' 10" max (3.45m x 3.3m)

uPVC double doors to rear garden, feature open fireplace, built in cupboard to chimney breast recess, window to side aspect, laminate flooring.

Kitchen/Breakfast Room

11' 7" max x 11' 2" max (3.53m x 3.4m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven, built in microwave, extractor fan over, integrated dishwasher, fridge/freezer and separate freezer, uPVC double doors to rear garden, tiled floor, window to rear aspect, downlights to ceiling, underfloor heating, vertical radiator.

First Floor Landing

Window to rear aspect, built in cupboard housing work surface, plumbing for washing machine, two windows either side, access to loft space with loft ladder, doors to.

Bedroom One

16' 0" into chimney breast recess x 11' 4" max (4.88m x 3.45m)

Two windows to front aspect, two double radiators, feature fireplace, built in wardrobe either side of chimney breast with clothes hanging rail, picture rail, door to.

Ensuite Shower Room

Comprising tiled shower enclosure, low flush W.C., wash hand basin, obscure glazed window to rear aspect, double radiator, cupboard to chimney breast recess, extractor fan.

Bedroom Two

12' 0" max x 11' 3" max (3.66m x 3.43m)

Window to front and rear aspect, feature fireplace, double radiator, built in wardrobes with clothes hanging rail, picture rail.

Bedroom Three

11' 5" max x 10' 10" max (3.48m x 3.3m)

Window to side aspect, feature fireplace, built in wardrobes to chimney breast recess with clothes rail, picture rail.

Bathroom

Comprising panelled bath with shower attachment, low flush W.C., wash basin, obscure glazed window to rear aspect, radiator, extractor fan, cupboard housing gas fired boiler serving central heating and domestic hot water.

Outside

Front - Retaining wall.

Rear - Mainly laid to lawn, various shrubs, plants and bushes, stoned area providing off road parking for two vehicles, water tap.

Summer House - Used as an office, insulated, uPVC door and window, electric heater, downlights to ceiling, large storage shed with shelving, power and light, wooden shed, enclosed by brick walling.

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.

