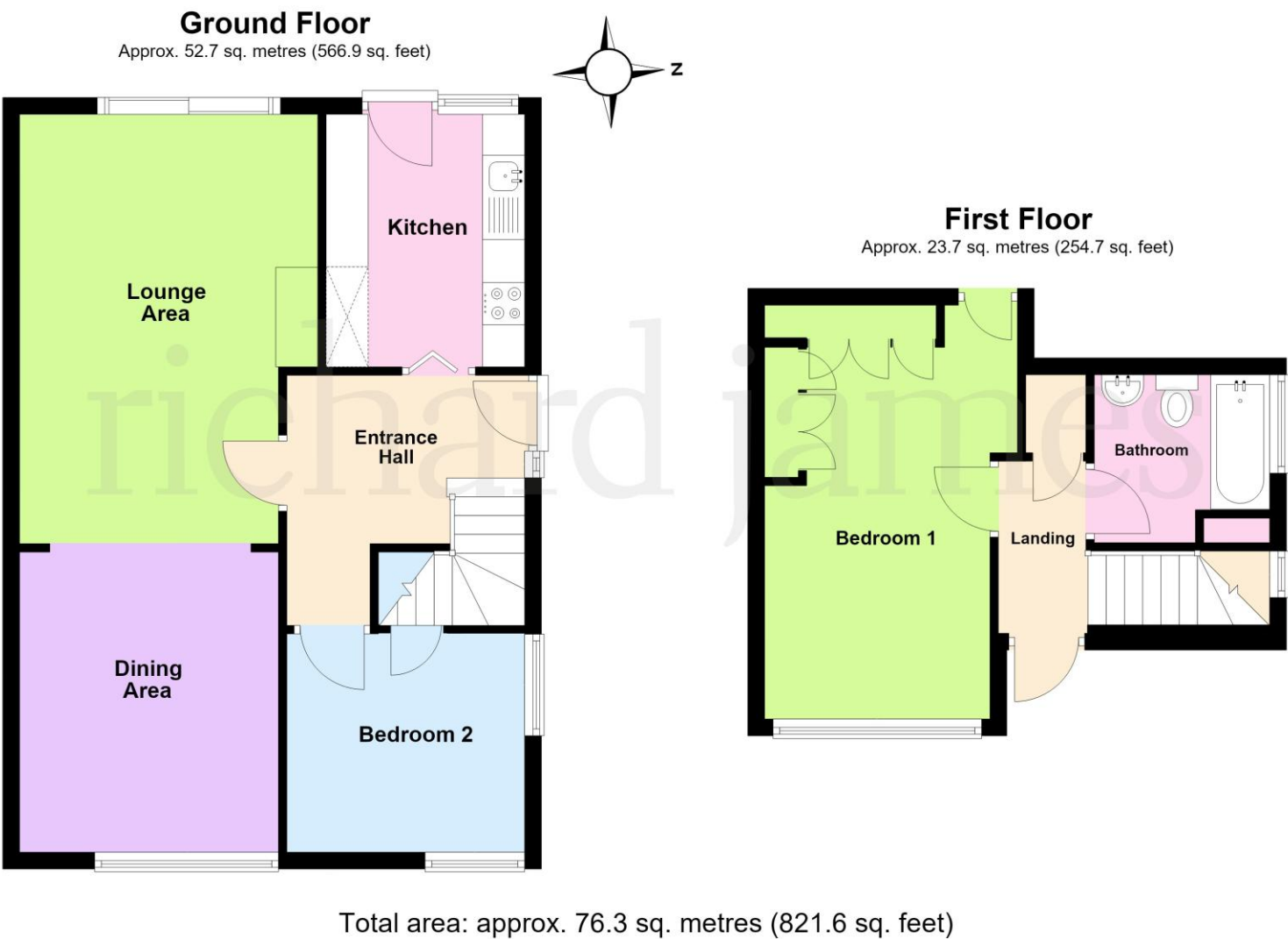




Priory Road Wollaston NN29 7PW
Freehold Price £230,000

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.

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 just off the A509 in the popular village of Wollaston providing convenient access to Wellingborough and Milton Keynes is this vacant two bedroom semi detached dormer property which has been adapted to provide a 28ft Lounge/Dining Room but could easily be reinstated back to three bedrooms. The property benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances and further offers a 16ft master bedroom with fitted wardrobes, chest of drawers and bed side tables, a Westerly facing rear garden and a driveway measuring approximately 59ft in length leading to a single garage. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, two bedrooms, bathroom, gardens to front and rear and a garage.

Enter via part obscure glazed uPVC door with obscure glazed side panel to.

Entrance Hall

Stairs to first floor landing, radiator, telephone point, doors to.

Lounge/Dining Room

28' 10" x 10' 2" widening to 11' 7" (8.79m x 3.1m)
Window to front aspect, patio door to rear garden, coal effect gas fire with brick facia, tiled hearth and wooden mantle over, two radiators, T.V. point, coving to ceiling.

Kitchen

9' 10" x 7' 9" (3m x 2.36m)(This measurement includes the area occupied by the kitchen units)
Comprising stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric over and gas hob with extractor fan over, integrated slimline dishwasher, integrated fridge, plumbing for washing machine, tiled splash back, tiled floor, cupboard housing gas fired boiler serving domestic hot water and central heating, glazed uPVC door and side window to rear garden.

Bedroom Two

9' 4" x 8' 7" (2.84m x 2.62m)
Window to front aspect, obscure glazed window to side aspect, radiator, under stairs storage cupboard.

First Floor Landing

Airing cupboard housing hot water cylinder and immersion heater, access to eaves space, doors to.

Bedroom One

16' 2" max. x 8' 11" max. (4.93m x 2.72m)
Window to front aspect, Fitted wardrobes, chest of drawers and bed side tables, radiator, access to eaves space.

Bathroom

Cream suite comprising panelled bath with electric shower over, low flush W.C., pedestal hand wash basin, tiled splash backs, radiator, access to loft space, obscure glazed window to side aspect.

Outside

Rear - Patio, mainly laid to lawn, plant beds, further patio at rear of garden, pea shingle, conifers, door to garage, fencing, uPVC pedestrian door to driveway.

Front - Laid to lawn, shrub boarder, block paved driveway measuring 59ft in length providing off road parking for three/four vehicles leading to.

Garage - metal up and over door, power & light, window to side, door to garden.

Energy Performance Rating

We currently await the results of the EPC assessment.

Council Tax

We understand the council tax is band B (£1,843 per annum. Charges for 2026/27).

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.

