

5 Baker Street Wellingborough

richard james

www.richardjames.net



Total area: approx. 75.3 sq. metres (810.9 sq. feet)

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.



5 Baker Street Wellingborough NN8 4DY

Auction Price Guide £120,000

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



Being sold by traditional online auction ending at 1pm on the 29th of September 2026 is this vacant three bedroom terrace house situated within a short walk of both the railway station and town centre. The property benefits from uPVC double glazed windows, gas radiator central heating but requires general updating and remedial works. The property is being sold as seen. The accommodation briefly comprises entrance all, lounge/dining room, kitchen, three bedrooms, bathroom and gardens to front and rear.

Enter via part obscure glazed entrance door to.

Entrance Hall

Radiator, wood effect laminate floor, stairs to first floor landing, door to.

Lounge/Dining Room

Lounge Area

11' 4" x 10' 3" into chimney breast recess (3.45m x 3.12m)
Window to front aspect, radiator, chimney with wooden fire surround, wood effect laminate floor, through to.

Dining Area

11' 7" x 10' 8" into chimney breast recess (3.53m x 3.25m)
Window to rear aspect, radiator, understairs storage cupboard, wood effect laminate floor, through to.

Kitchen

13' 4" x 7' 5" (4.06m x 2.26m) (This measurement includes the area occupied by the kitchen units)
Comprising enclosed single drainer sink with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, gas hob with extractor hood over (unknown if in working order), space for washing machine, gas fired boiler serving central heating and domestic hot water, window to rear aspect, window to side aspect, part obscure glazed door to garden.

First Floor Landing

Access to loft space, doors to.

Bedroom One

13' 6" into chimney breast recess x 11' 3" (4.11m x 3.43m)
Window to front aspect, radiator.

Bedroom Two

11' 7" x 8' 8" into chimney breast recess (3.53m x 2.64m)
Window to rear aspect, radiator, cast iron fireplace.

Bedroom Three

7' 6" x 6' 11" (2.29m x 2.11m)
Window to rear aspect, radiator.

Bathroom

Coloured suite comprising panelled bath with mixer shower attached, pedestal hand wash basin, low flush W.C., tiled splash areas, radiator, obscure window to side aspect.

Outside

Rear Garden - Mainly laid to gravel and paving, shrubs, brick walls, wooden fence, gated access providing right of way over neighbouring property to front.

Front - Foregarden.

Buyers Fees

The successful purchaser(s) will pay the sum of £4,800 including VAT at the end of the auction, this is retained by Richard James/Bamboo as a contribution towards the online auction platform costs.

Deposit Payment

The Seller and Buyer agree that the Buyer will transfer 10% deposit by 12pm on the day following the end of the auction and completion will take place within 20 working days.

Legal Pack

Copies of the legal pack are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

Link below to register and bid.

<https://richardjames.bambooauctions.com/property/5-baker-street-2888092>

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 A (£1,579 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.

