The Glade Redhill Grange Wellingborough

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Total area: approx. 75.5 sq. metres (813.0 sq. feet)







This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

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.

The Glade Redhill Grange Wellingborough NN9 5YW

Freehold Price £295,000

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 Property Ombudsman

relocation agent network

Situated towards the Northern outskirts of town in a cul-de-sac is this three bedroom detached bungalow that benefits from uPVC double glazed doors and windows, uPVC soffit and fascia boards, gas radiator central heating and a refitted kitchen with freestanding cooker. The property offers 813 sq. ft (75.5 sq. m) of accommodation that briefly comprises porch, lounge/dining room, kitchen, three bedrooms, shower room and gardens to front and rear and a garage.

Enter via obscure glazed entrance door to.

Porch
Obscure glazed window to front and side aspect, glazed door to.

Lounge/Dining Room
21' 5" narrowing to 12' 5" x 18' 6" narrowing to 8' 8" (6.53m x 5.64m)
'L' shaped room, bow window to front aspect, two radiators, coal effect gas fire with stone fascia, T.V. point, coving to ceiling, doors to.

Kitchen
9' 10" x 8' 7" (3m x 2.62m) (This measurement includes the area occupied by the kitchen units.)
Comprising single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, freestanding gas cooker, space for washing machine and fridge, serving hatch, grey wood grain effect floor, window to side aspect, part obscure glazed door to side, gas fired boiler serving central heating and domestic hot water.

Inner Hallway
Airing cupboard housing hot water cylinder, access to loft space, doors to.

Bedroom One
11' 8" x 10' 11" (3.56m x 3.33m)
Window to rear aspect, radiator, coving to ceiling.

Bedroom Two
10' 11" x 9' 4" (3.33m x 2.84m)
Window to rear aspect, radiator, coving to ceiling.

Bedroom Three
8' 8" x 6' 10" (2.64m x 2.08m)
Window to side aspect, radiator, coving to ceiling.

Shower Room
White suite comprising tiled shower enclosure, pedestal hand wash basin, low flush W.C., tiled walls, radiator, vinyl floor, obscure window to side aspect.

Outside
Rear Garden - Patio, lawn, shrubs, wooden shed, wooden fence and brick wall to rear, gated access to front, outside tap.

Front - Lawn, ornamental stones, hedge, courtesy light, driveway to.

Garage
Metal up and over door, power and light connected, access door to rear garden.

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 D (£2,369 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.

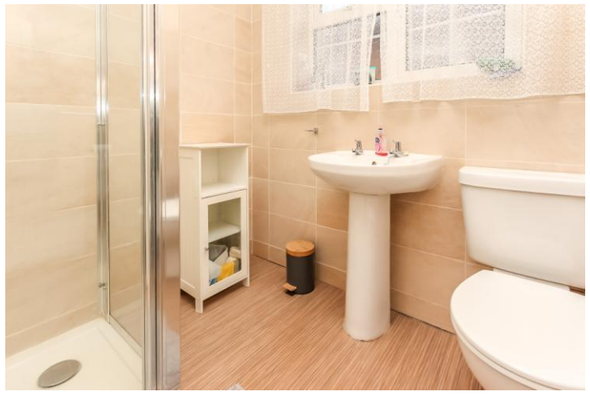
General Data Protection Regulations 2018
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

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.

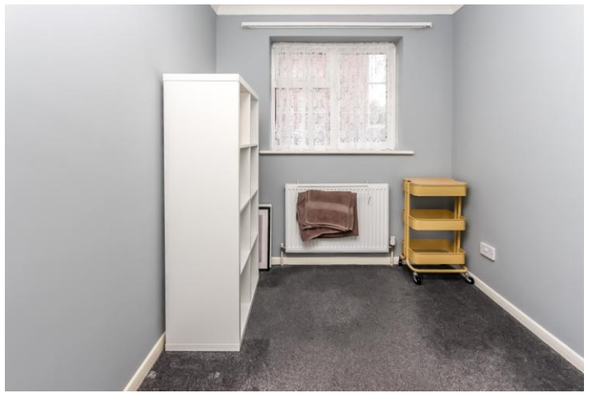












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