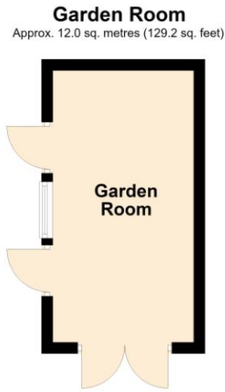
Harrowden Road Wellingborough

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Total area: approx. 12.0 sq. metres (129.2 sq. feet)



Total area: approx. 129.8 sq. metres (1396.6 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.







Harrowden Road Wellingborough NN8 5BQ

Freehold Price £365,000

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

The Property Ombudsman
relocation agent network

Ideally positioned close to a wide range of local amenities is this impressive three bedroom property which was built in 1909 and extended to provide a 15ft sitting room, a 19ft max kitchen with freestanding range cooker and granite worksurfaces and a study. Benefits include uPVC double glazing, a refitted downstairs bathroom with roll top bath, gas radiator central heating, a cloakroom, a refitted upstairs shower room and off road parking. Character features include feature fireplaces, picture rails and bakelite switches. Viewing is highly recommended to appreciate the condition and size. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, sitting room, kitchen, study, bathroom, three bedrooms, shower room, gardens to front and rear and off road parking.

Enter via wooden door with stained glass inserts.

Entrance Hall
Two understairs cupboards, radiator, tiled floor.

Cloakroom
Comprising high flush W.C., wash hand basin, picture rail, tiled floor.

Lounge
16' 3" upto window seat x 10' 4" max (4.95m x 3.15m)
Bay window to front aspect with window shutters and window seat, feature open fireplace with tiled hearth, radiator, wooden floor, picture rail and coving to ceiling, T.V. point, built in wooden wall unit.

Dining Room
13' 3" into bay x 10' 5" max (4.04m x 3.18m)
Bay window to front aspect with window shutters, feature open fireplace with tiled hearth, radiator, wooden floor, picture rail and coving to ceiling, built in shelving and cupboards to chimney breast recess.

Sitting Room
15' 0" max x 12' 10" max (4.57m x 3.91m)
uPVC double doors to rear garden, feature fireplace with exposed brickwork, window to rear aspect, tiled floor, radiator, through to.

Kitchen
19' 4" max x 9' 8" narrowing to 7' 1" (5.89m x 2.95m) (This measurement includes area occupied by the kitchen units)
Comprising butler style sink, range of base and eye level units providing granite worksurfaces, freestanding range cooker, window to rear aspect, tiled floor, space for American style fridge/freezer, downlights to ceiling, cupboard housing gas fired boiler serving central heating and domestic hot water, through to.

Study
8' 6" max x 7' 2" max (2.59m x 2.18m)
uPVC double doors to rear garden, radiator, tiled floor, skylight window, door to.

Bathroom
10' 5" max x 6' 9" max (3.18m x 2.06m)
Comprising rolltop bath with clawed feet, low flush W.C., wash basin, obscure glazed window to front aspect, extractor fan, cupboard housing plumbing for washing machine, towel rail, picture rail, tiled floor.

First Floor Landing
Window to front and rear aspect, two radiators, access to loft space which is carpeted, light and windows.

Bedroom One
11' 0" max x 9' 2" into chimney breast recess (3.35m x 2.79m)
Window to front aspect, radiator, built in wardrobes either side of chimney breast.

Bedroom Two
11' 3" max x 10' 5" max (3.43m x 3.18m)
Window to front aspect, radiator.

Bedroom Three
9' 8" max x 9' 8" max (2.95m x 2.95m)
Window to rear aspect, two built in cupboards with shelves, radiator.

Shower Room
Comprising double tiled shower enclosure, wash hand basin, low flush W.C., obscure glazed window to rear aspect, extractor fan, skylight window, towel rail.

Outside
Front - Resin forecourt with enclosed retaining wall, driveway providing off road parking.

Rear - Patio, mainly laid to lawn, various shrubs, plants and trees, wooden shed, pedestrian door access, brick built outbuilding.

Garden Room - 16' 3" x 8' 5" - uPVC door to front aspect, two windows to side aspect, door to side aspect, wooden floor, light.





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 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.

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