Mill Road Wellingborough

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Total area: approx. 89.1 sq. metres (959.2 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.

Mill Road Wellingborough NN8 1PJ

Freehold Price £145,500 (Auction Guide Price)

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

*****Cash buyers only*** For sale by traditional online auction ending on 23rd November 2026 at 2pm. Situated within a 10 minute walk to the railway station is this vacant two bedroom bay fronted terrace which benefits from uPVC double glazed doors and windows, gas radiator central heating and built in kitchen appliances. The property further offers separate reception rooms, a 14ft shower room and a 14ft kitchen. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, two bedrooms, shower room and gardens to front and rear.**

Enter via uPVC entrance door.

Entrance Hall
Stairs to first floor landing, radiator.

Lounge
13' 1" max x 11' 7" max (3.99m x 3.53m)
Bay window to front aspect, T.V. point, radiator.

Dining Room
13' 0" x 12' 0" (3.96m x 3.66m)
Window to rear aspect, radiator, brick built fireplace.

Kitchen
14' 6" max x 7' 11" max (4.42m x 2.41m)
Comprising single drainer stainless steel sink unit with cupboards under, eye level units, built in electric oven and hob with extractor fan over, plumbing for washing machine, space for fridge/freezer, window to rear aspect, radiator, understairs storage cupboard, uPVC door to side aspect.

First Floor Landing
Built in cupboard, access to loft space, door to.

Bedroom One
15' 0" max x 10' 11" max (4.57m x 3.33m)
Window to front aspect, radiator.

Bedroom Two
13' 0" max x 9' 9" max (3.96m x 2.97m)
Window to rear aspect, radiator.

Shower Room
14' 8" max x 8' 0" max (4.47m x 2.44m)
Comprising walk in shower cubicle, low flush W.C., wash basin, obscure glazed window to side aspect, cupboard housing gas fired boiler serving central heating and domestic hot water, radiator.

Outside
Front - Retaining wall.

Rear - Laid to lawn, trees, bushes, brick wall, pedestrian gated access.

N.B
Please note there is spray foam insulation in the loft.

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.

Use link below to register and bid.

https://www.richardjames.net/auctions/?ba_url=%2Fproperty%2F159-mill-road-wellingborough-nn8-1rj-5008008

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 A (£1,499 per annum. Charges for 2025/2026).

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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