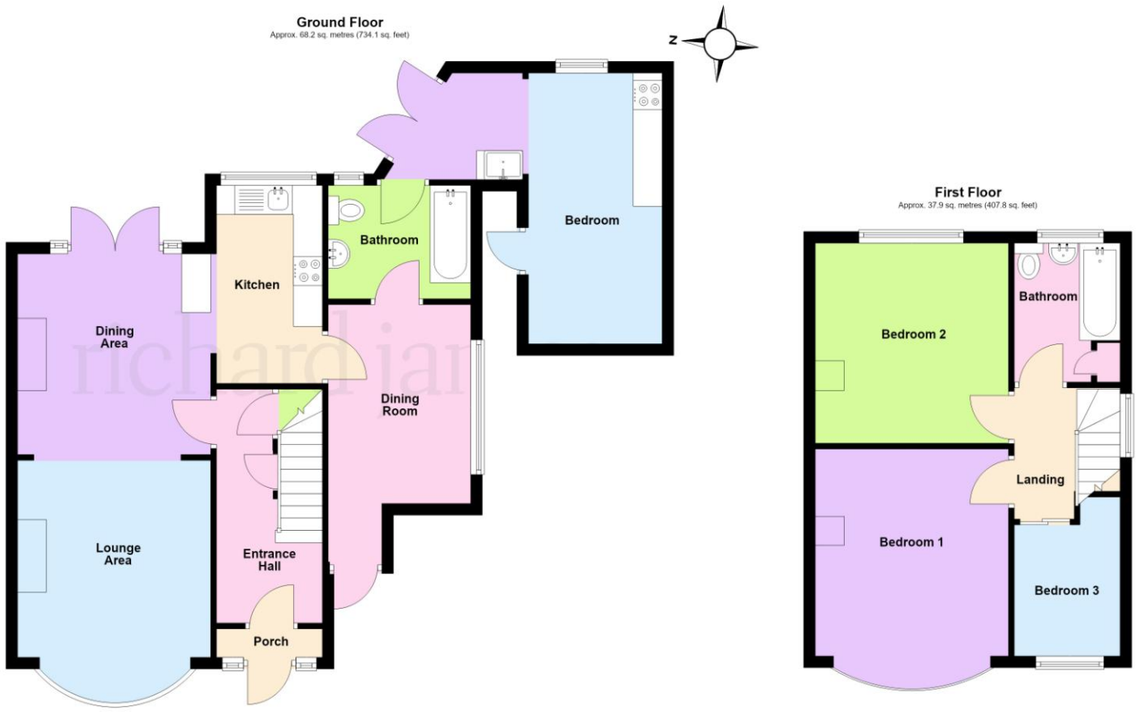
Stanwell Way Wellingborough

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Total area: approx. 106.1 sq. metres (1141.9 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.







Stanwell Way Wellingborough NN8 3DG

Freehold Price £270,000

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

Offered with no chain and situated on a corner plot is this three bedroom semi detached property, which has been extended and now provides a 11ft dining room, a refitted downstairs bathroom and a converted garage to an annexe. The property further benefits from a refitted kitchen with built in appliances, uPVC double glazing, a refitted upstairs bathroom, gas radiator central heating and off road parking. Viewing is highly recommended to appreciate the size of the accommodation. The accommodation briefly comprises, entrance porch, entrance hall, lounge/dining room, kitchen, dining room, bathroom, downstairs bedroom, three further bedrooms, bathroom and off road parking.

Enter via uPVC entrance door.

Entrance Porch
Wooden door with feature stained glass inserts.

Entrance Hall
Radiator, stairs to first floor landing, two understairs cupboards, door to.

Lounge/Dining Room
25' 9" into bay x 10' 11" max. (7.85m x 3.33m)
Bay window to front aspect, radiator, T.V. point, feature fireplace, uPVC double doors to rear garden, radiator, laminate flooring, through to.

Kitchen
11' 3" max x 6' 0" max (3.43m x 1.83m) (This measurement includes the area occupied by the kicthen units.)
Refitted to comprise single drainer sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and induction hob with extractor fan over, integrated dishwasher, window to rear aspect, space for a fridge/freezer, laminate floor, door to.

Dining Room
11' 3" x 8' 0" (3.43m x 2.44m)
Can be used as a study or play room, window to side aspect, radiator, built in cupboard, laminate floor, door to front, doors to.

Bathroom
Comprising panelled bath with shower over, plumbing for washing machine, low flush W.C., wash hand basin, wall mounted gas fired boiler serving central heating and domestic hot water, window to rear aspect, towel rail, uPVC door to.

Bedroom
15' 5" max x 7' 8" max (4.7m x 2.34m)
Originally a garage, built in electric oven and hob, sink unit, uPVC door to side, uPVC double doors and window to rear garden, electric heater.

First Floor Landing
Window to side aspect, doors to.

Bedroom One
13' 10" max x 11' 0" max (4.22m x 3.35m)
Bay window to front aspect, radiator.

Bedroom Two
11' 5" max x 10' 11" max (3.48m x 3.33m)
Window to rear aspect, radiator.

Bedroom Three
7' 3" x 5' 11" (2.21m x 1.8m)
Window to front aspect, radiator built in cupboard.

Bathroom
Comprising panelled bath with shower over, wash basin, low flush W.C., obscure window to rear aspect, towel rail, built in cupboard, access to loft space, extractor fan.

Outside
Front - Laid to lawn, shrubs, conifers, trees, off road parking.

Rear - Patio, mainly laid to lawn, enclosed by brick and panel fencing.

N.B.
We understand there are no building regulations for the garage conversion and an indemnity policy may be required.

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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