



Total area: approx. 105.1 sq. metres (1131.7 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.

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.



Gisburne Road Wellingborough NN8 4EE

Freehold Price £205,000

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



Backing onto Eastfield Park and situated local to the town centre, schools is this bay fronted three bedroom terrace property which benefits from uPVC double glazed windows (except two), gas radiator central heating, built in kitchen appliances, fitted wardrobes to two bedrooms and a refitted bathroom suite. The property further offers a 24ft lounge/dining room, 17ft kitchen, a conservatory/utility, downstairs W.C. and a 15ft master bedroom. The accommodation briefly comprises porch, lounge/dining room, kitchen, conservatory/utility, W.C., three bedrooms, bathroom and gardens to front and rear.

Enter via wooden entrance door obscure glazed inserts to.

Porch

Tiled floor, part obscure glazed door to.

Lounge/Dining Room

24' 1" plus bay x 15' 5" max into chimney breast recess narrowing to 12' 10" (7.34m x 4.7m)

Bay window to front aspect, stairs to first floor landing, laminate flooring, three radiators, under stairs storage cupboard, T.V. point, coving to ceiling, part obscure glazed door to conservatory, glazed door to.

Kitchen

17' 2" x 8' 10" max (5.23m x 2.69m) (This measurement includes area occupied by the kitchen units)

Comprising stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and gas hob with extractor fan over, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, tiled splash back, obscure glazed door to.

Conservatory/Utility

Base level units providing work surface, space for fridge/freezer, space for tumble dryer, space for further appliance, uPVC French doors to rear garden, door to.

W.C.

White suite comprising hand wash basin, tiled splash back, tiled floor, extractor vent.

First Floor Landing

Access to loft space housing gas fired combination boiler serving domestic hot water and central heating, doors to.

Bedroom One

15' 4" max beyond wardrobes x 11' 6" (4.67m x 3.51m)

Two windows to front aspect, wall to wall fitted wardrobes with two mirror fronted doors, further fitted wardrobes, radiator, coving to ceiling.

Bedroom Two

12' 4" x 10' 4" max (3.76m x 3.15m)

Window to rear aspect, fitted wardrobes with mirror fronted door, radiator, coving to ceiling.

Bedroom Three

8' 10" x 6' 10" plus door recess (2.69m x 2.08m)

Window to rear aspect, double radiator, coving to ceiling.

Bathroom

White suite comprising panelled bath with thermostatic shower over, low flush W.C., pedestal hand wash basin, tiled splash back, obscure window to side aspect, extractor vent.

Outside

Rear - Backing onto Eastfield Park, mainly laid to lawn, patio, water tap, enclosed by brick wall with trellis on top of rear wall and one side, gated pedestrian access.

Front - Laid to paving, enclosed by brick wall.

Energy Performance Rating

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,843 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.

