



Roche Way Wellingborough NN8 5YD
Freehold Price £220,000

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27 Sheep Street Wellingborough
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01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office ☐
74 High Street Rushden
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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.

Offered for sale with no onward chain is this two bedroom semi detached bungalow which is situated in a popular residential area off Harrowden Road. The property benefits from uPVC double glazed windows and doors, replacement uPVC fascias, soffits and guttering, gas radiator central heating and further offers two double bedrooms and a 61ft driveway leading to a single garage. The accommodation briefly comprises entrance hall, kitchen, lounge, inner hallway, two bedrooms, shower room, gardens to front and rear and a garage.

Enter via part glazed uPVC door to.

Entrance Hall

Radiator, cloaks cupboard, doors to.

Kitchen

9' 11" max x 7' 7" max into chimney breast recess (3.02m x 2.31m) (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, tiled splash back, service hatch, wall mounted gas fired combination boiler serving domestic hot water and central heating, double radiator, window to side aspect, part obscure glazed uPVC door to side.

Lounge

18' 3" x 10' 1" max (5.56m x 3.07m)

Window to front aspect, coal effect gas fire with marble fascia and hearth and wood surround, radiator, T.V. point, telephone point, coving to ceiling, door to.

Inner Hallway

Access to loft space, doors to.

Bedroom One

12' 7" plus door recess x 8' 11" (3.84m x 2.72m)

Window to rear aspect, built in wardrobe, radiator, telephone point.

Bedroom Two

11' 5" x 8' 11" (3.48m x 2.72m)

Window to rear aspect, radiator.

Shower Room

White suite comprising tiled quadrant shower cubicle, low flush W.C., pedestal hand wash basin, radiator, obscure glazed window to side aspect.

Outside

Rear - Mainly laid to lawn, steps leading up to patio area and further lawn, shrubs, door to garage, enclosed by fencing, gated pedestrian access to front.

Front - Mainly laid to lawn, shrubs, water tap, driveway measuring approx. 61ft in length providing off road parking leading to.

Garage - Metal up and over door, door to 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 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.

