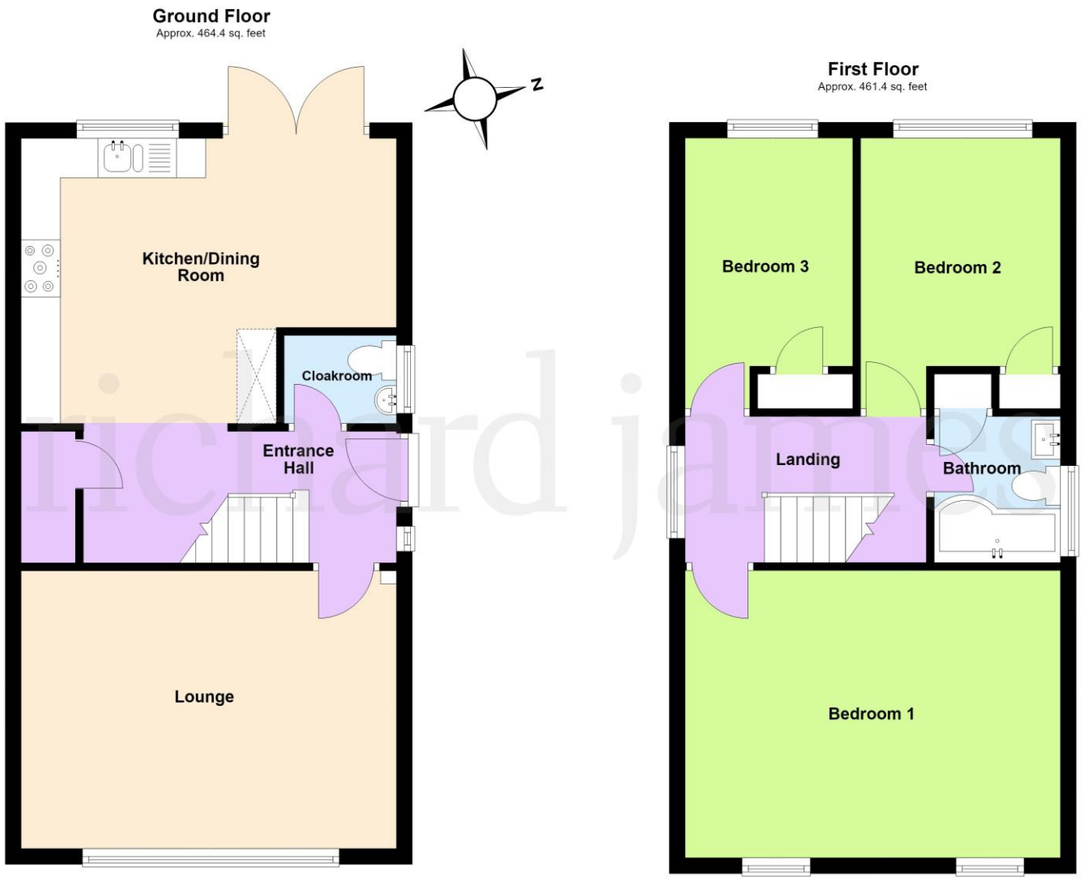
Torrington Road Wellingborough

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Total area: approx. 925.8 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.







Torrington Road Wellingborough NN8 5AF

Freehold Price £260,000

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 is this three bedroom semi detached house with a 62ft driveway leading to a single garage which benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted kitchen with a range of integrated appliances and a refitted bathroom suite. The property further offers a cloakroom and a 15ft master bedroom. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, bathroom, gardens to front and rear and a garage.

Enter via part obscure glazed entrance door with obscure glazed side panel to.

Entrance Hall
Wood effect laminate floor, storage cupboard with plumbing for washing machine, stairs to first floor landing with fitted desk under, through to kitchen/dining room, doors to.

Cloakroom
Comprising white low flush W.C., wall basin with tiled splash backs, wood effect floor, obscure glazed window to side aspect.

Lounge
15' 9" x 11' 7" (4.8m x 3.53m)
Window to front aspect, radiator, T.V. point, coving to ceiling.

Kitchen/Dining Room
15' 3" to stairs x 15' 8" narrowing to 10' 10" (4.65m x 4.78m)
(This measurement includes area occupied by the kitchen units)
Refitted to comprise one and a half bowl inset stainless steel sink unit with cupboards under, mixer tap, wood block work surfaces with cupboards under, wall units, splash areas, gas range style cooker with extractor hood over, integrated dishwasher and fridge/freezer, radiator, inset ceiling lights, wood effect laminate floor, window to rear aspect, French doors to rear garden.

First Floor Landing
Access to loft space, gas fired boiler serving central heating and domestic hot water, doors to.

Bedroom One
15' 8" x 12' 0" (4.78m x 3.66m)
Two windows to front aspect, radiator.

Bedroom Two
10' 2" narrowing to 9' 2" x 8' 7" (3.1m x 2.62m)
Window to rear aspect, radiator, built in wardrobe/storage cupboard.

Bedroom Three
11' 8" narrowing to 9' 6" x 6' 11" (3.56m x 2.11m)
Window to rear aspect, radiator, built in wardrobe/storage cupboard.

Bathroom
Refitted white suite comprising shower/bath with fitted shower and screen, low flush W.C., wash basin with vanity cupboard under, tiled splash areas, black towel radiator, inset ceiling lights, wood effect floor, airing cupboard housing hot water cylinder and immersion heater, obscure glazed window to side aspect.

Outside
Rear garden - Patio, lawn, shrubs, steps to lower tier of patio and seating area, power point, wooden shed, outside tap and light, wooden fence, gated access to front via driveway.

Front - Lawn, shrubs, light, EV charger, driveway of 62ft in length to.

Garage - Metal up and over door, power and light connected.

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 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.

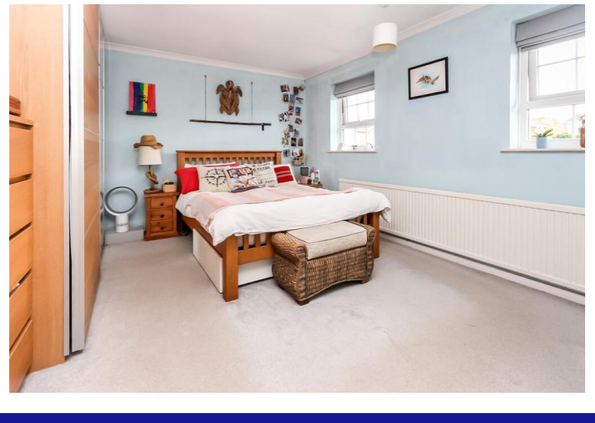
More information on how we hold and process your data is available on our website – www.richardjames.net

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.

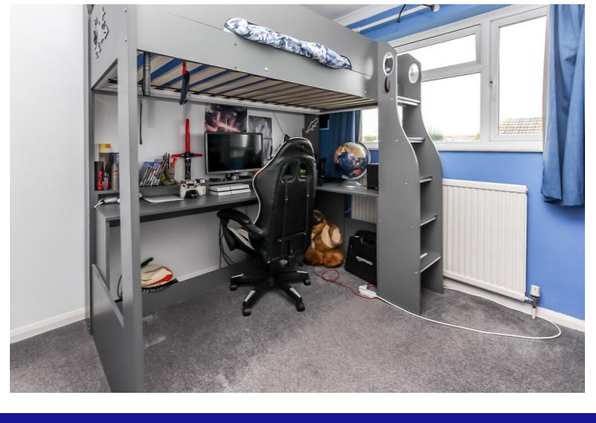
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

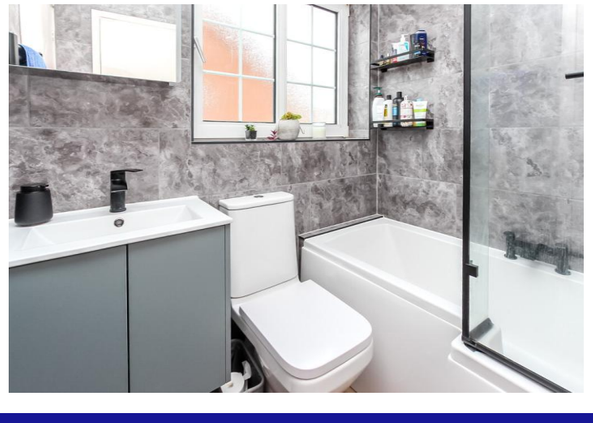












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