Lister Road Wellingborough

richard james

www.richardjames.net

Total area: approx. 87.6 sq. metres (943.2 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.

Lister Road Wellingborough NN8 4EL

Freehold Price £175,000

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 vacant possession is this three bedroom terrace house that requires general updating yet benefits from uPVC double glazing, gas radiator central heating and built in kitchen appliances. The property is conveniently situated local to the town centre and railway station. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, three bedrooms, bathroom and gardens to front and rear.

Enter via part obscure glazed entrance door to.

Entrance Hall
Radiator, stairs to first floor landing, door to.

Lounge/Dining Room

Lounge Area
13' 5" into bay x 11' 3" into chimney breast recess (4.09m x 3.43m)
Bay window to front aspect, radiator, wooden fire surround with marble effect hearth and fascia and coal effect fire fitted (unknown if functional), dado rail, coving to ceiling, through to.

Dining Area
13' 0" x 11' 7" into chimney breast recess (3.96m x 3.53m)
Window to rear aspect, radiator, dado rail, coving to ceiling, door to.

Kitchen
14' 7" x 7' 10" (4.44m x 2.39m) (This measurement includes area occupied by the kitchen units)
Comprising one and a half bowl coloured single drainer sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, tiled splash areas, built in electric oven, gas hob with extractor vent over, plumbing for washing machine, space for further appliance, gas fired boiler serving central heating and domestic hot water, radiator, understairs cupboard, window to rear aspect, window to side aspect, door to rear garden.

First Floor Landing
Access to loft space, fitted cupboard, doors to.

Bedroom One
14' 9" into chimney breast recess x 11' 1" (4.5m x 3.38m)
Two windows to front aspect, radiator.

Bedroom Two
13' 1" x 9' 7" into chimney breast recess (3.99m x 2.92m)
Window to rear aspect, radiator.

Bedroom Three
7' 11" x 6' 10" (2.41m x 2.08m)
Window to rear aspect, radiator.

Bathroom
Comprising panelled bath with shower fitted over, low flush W.C., wash basin set in vanity unit, radiator, tiled splash areas, obscure window to side aspect.

Outside
Rear Garden - Mainly laid to paving, gravel, brick walls and wooden fence, gated rear pedestrian access.

Front - Foregarden of paving, brick wall.

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 A (£1,579 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.