



Ground Floor
Approx. 49.6 sq. metres (534.2 sq. feet)

First Floor
Approx. 39.7 sq. metres (427.5 sq. feet)

Total area: approx. 89.3 sq. metres (961.7 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.



Oakway Wellingborough NN8 4SB 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 surveyor's 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.

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Northants NN8 1BS
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Irthlingborough Office
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Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Situated in the popular residential area of The Pyghtle is this established, well presented three bedroom semi detached property where the former garage has been converted to provide an additional 19ft dining room. The property benefits from uPVC double glazing, gas radiator central heating, a refitted kitchen with built in appliances and a refitted bathroom suite and further offers a cloakroom, a 20ft lounge, a south-east facing rear garden and off road parking. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen, dining room/utility, three bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via uPVC door with obscure glazed side panels to.

Entrance Hall

Stairs to first floor landing, radiator, obscure glazed window to side aspect, doors to.

Cloakroom

White suite comprising concealed cistern low flush W.C., hand wash basin, tiled splash back, extractor vent, understairs storage cupboard.

Lounge

20' 9" max into bay x 13' 2" narrowing to 10' 0" (6.32m x 4.01m)

Bay window to front aspect, patio doors to rear garden, two radiators, T.V. point.

Kitchen

11' 11" max x 9' 9" max (3.63m x 2.97m) (This measurement includes the area occupied by the kitchen units.)

Comprising round bowl stainless steel sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and gas hob with extractor hood over, integrated slimline dishwasher, space for fridge/freezer, tiled splash back, radiator, window to front aspect, part obscure glazed uPVC door to.

Dining Room

19' 0" x 7' 7" (5.79m x 2.31m)

Window to front and rear aspect, uPVC door to rear garden, plumbing for washing machine, space for further appliance, radiator.

First Floor Landing

Window to side aspect, access to loft space, doors to.

Bedroom One

12' 3" max x 11' 0" max into bay (3.73m x 3.35m)

Bay window to front aspect, radiator.

Bedroom Two

12' 2" max x 9' 2" max (3.71m x 2.79m)

Window to rear aspect, radiator.

Bedroom Three

9' 0" max x 6' 10" max (2.74m x 2.08m)

Window to front aspect, radiator, over stairs storage cupboard.

Bathroom

White suite comprising panelled bath with thermostatic shower over, low flush W.C., hand wash basin with vanity cupboards under, tiled splash back, towel radiator, extractor vent, obscure glazed window to rear and side aspect.

Outside

Rear - Mainly laid to lawn, graveled shrub beds stocked with various shrubs, patio, summer house, shed, external power point, water tap, enclosed by walling and fencing.

Front - Mainly laid to gravel, shrubs, driveway providing off road parking.

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.

