



Stanley Road Wellingborough NN8 1EA
Freehold Price £187,950

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Irthlingborough Office ☐
28 High Street Irthlingborough
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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.

Situated local to the town and railway station is this vacant three bedroom bay fronted terrace which requires works yet benefits from double glazing and gas radiator central heating. The property further offers a 17ft master bedroom, separate reception rooms, a downstairs bathroom with a separate W.C. and a 12ft third bedroom. The accommodation briefly comprises entrance porch, entrance hall, lounge, dining room, kitchen/breakfast room, bathroom, separate W.C., three bedrooms and gardens to front and rear.

Enter via uPVC entrance door.

Entrance Porch
Door to.

Entrance Hall
Stairs to first floor landing, radiator, door to.

Lounge
13' 2" into bay x 12' 5" max (4.01m x 3.78m)
Bay window to front aspect, radiator.

Dining Room
12' 8" max x 10' 4" max (3.86m x 3.15m)
Window to rear aspect, double radiator, cupboard to chimney breast recess.

Kitchen/Breakfast Room
12' 2" max x 9' 5" max (3.71m x 2.87m) (This measurement includes area occupied by the kitchen units)
Comprising single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, freestanding electric cooker, gas cooker point, double radiator, window to side aspect, tiled floor, wall mounted gas fired boiler serving central heating and domestic hot water, understairs storage cupboard, door to.

Rear Lobby
Door to side aspect, door to.

Bathroom
Comprising panelled bath, low flush W.C., shower enclosure, obscure glazed window to rear aspect, radiator, tiled floor.

Separate W.C.
Comprising low flush W.C., tiled floor, window to side aspect.

First Floor Landing
Access to loft space, built in cupboard, radiator, door to.

Bedroom One
17' 2" max x 11' 2" max (5.23m x 3.4m)
Two windows to front aspect, two radiators, cupboard to chimney breast recess.

Bedroom Two
12' 9" max x 11' 9" max (3.89m x 3.58m)
Window to rear aspect, radiator.

Bedroom Three
12' 2" x 9' 5" (3.71m x 2.87m)
Window to rear aspect, radiator.

Outside
Front - Retaining wall.

Rear - Mainly concrete, storage shed, brick wall, pedestrian access to front, water tap.

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.

