# Turnberry Court Wellingborough

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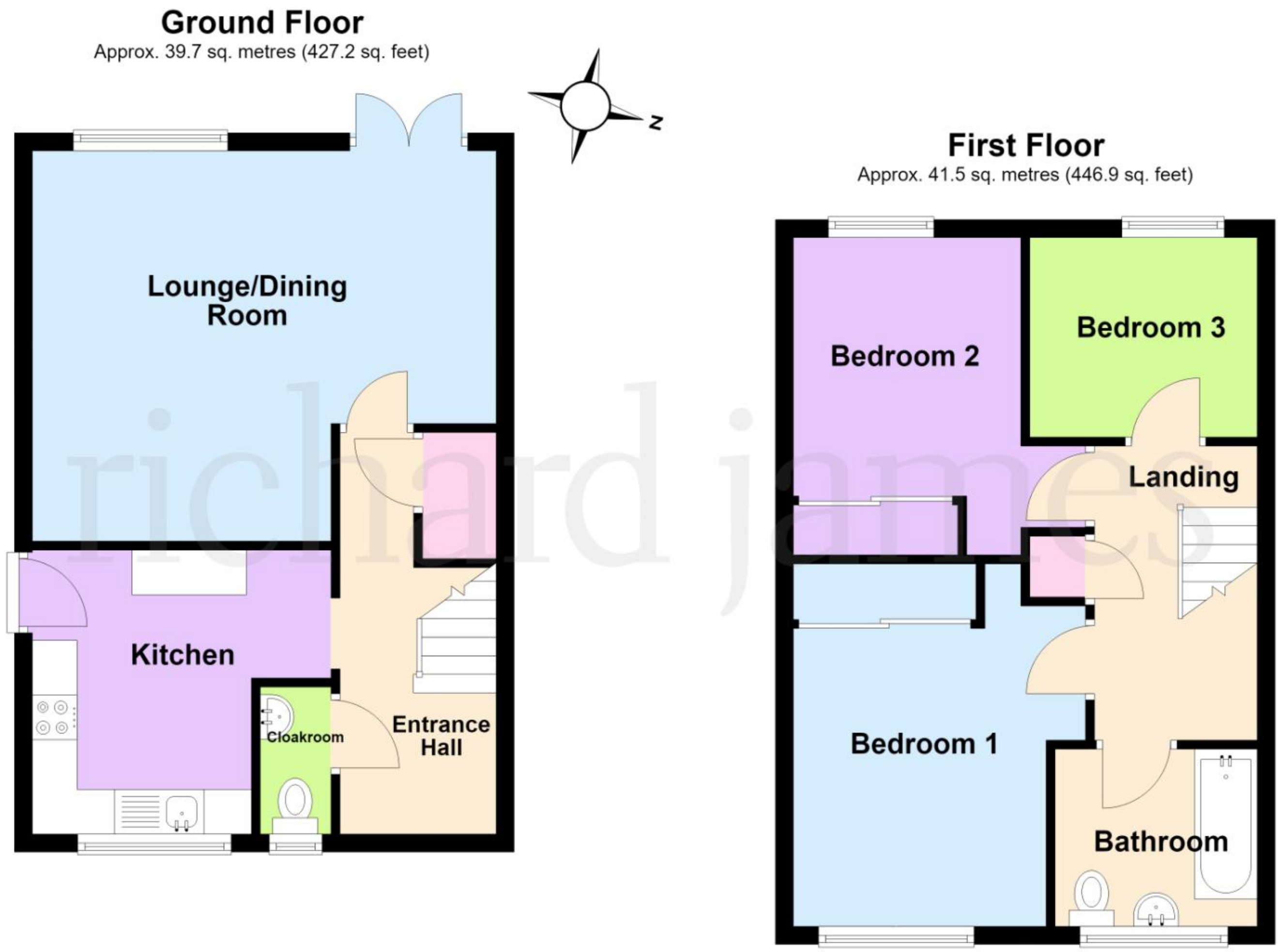
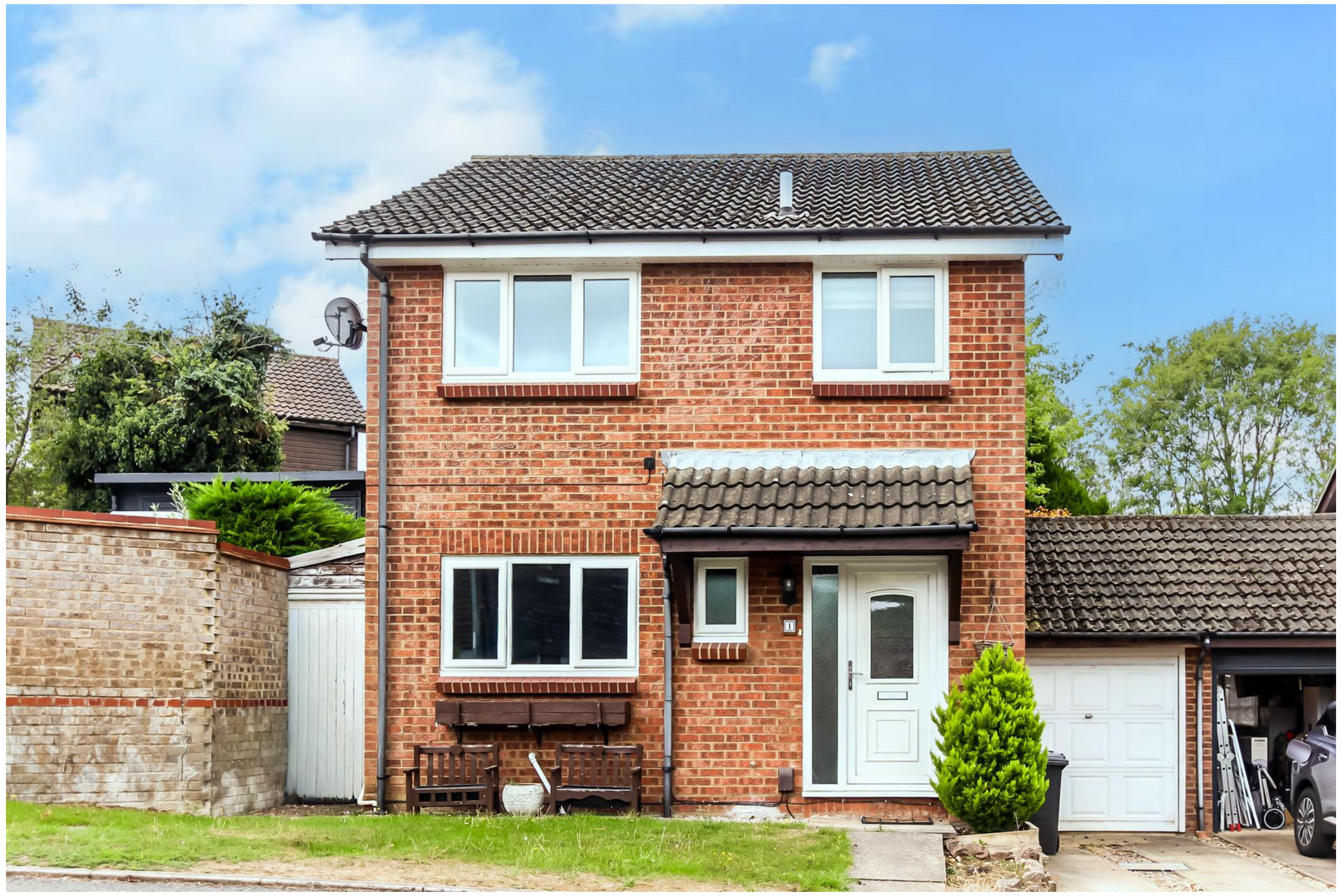
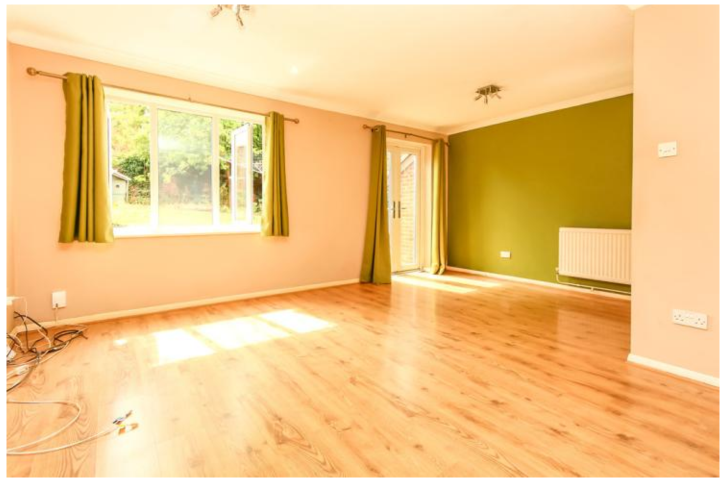
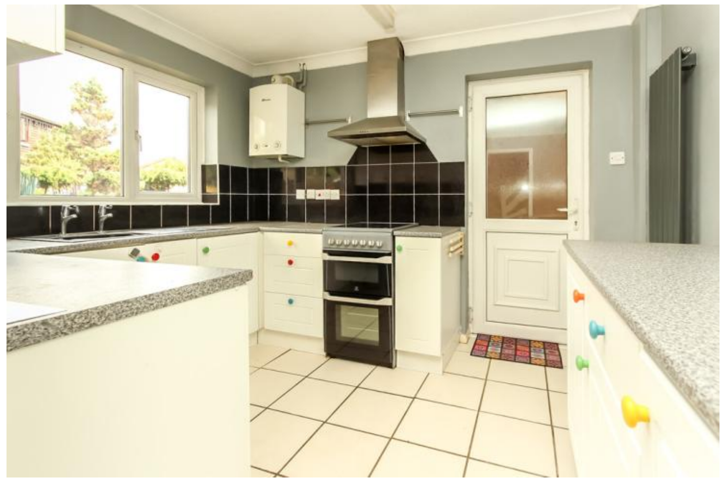



Total area: approx. 81.2 sq. metres (874.2 sq. feet)

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.







## Turnberry Court Wellingborough NN8 5UE

## Freehold Price £250,000




**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

**Situated in a cul de sac on the popular residential area of Gleneagles is this vacant three bedroom link detached which benefits from uPVC double glazed doors and windows, gas radiator central heating and built in wardrobes to two bedrooms. The property further offers a cloakroom and off road parking leading to a single garage. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, three bedrooms, bathroom, gardens to front and rear, off road parking and a garage.**

Enter via entrance door.

**Entrance Hall**
Stairs to first floor landing, double radiator, understairs storage cupboard, tiled floor.

**Cloakroom**
Comprising low flush W.C., wash hand basin, obscure glazed window to front aspect, radiator, tiled floor.

**Lounge/Dining Room**
17' 3" max x 14' 4" max (5.26m x 4.37m)
uPVC door to rear garden, two double radiators, laminate flooring, window to rear aspect.

**Kitchen**
11' 0" max narrowing to 8' 2" x 10' 4" max (3.35m x 3.15m)
(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, extractor fan, window to front aspect, plumbing for washing machine, wall mounted gas fired boiler serving central heating and domestic hot water, space for fridge/freezer, vertical radiator, uPVC door to side aspect.

**First Floor Landing**
Access to loft space, airing cupboard housing hot water cylinder, door to.

**Bedroom One**
12' 1" max x 11' 1" max (3.68m x 3.38m)
Window to front aspect, radiator, built in mirror fronted wardrobe.

**Bedroom Two**
11' 8" max x 8' 9" plus door recess (3.56m x 2.67m)
Window to rear aspect, radiator, built in wardrobe.

**Bedroom Three**
8' 3" x 7' 4" (2.51m x 2.24m)
Window to rear aspect, radiator.

**Bathroom**
Comprising panelled bath with shower attachment, low flush W.C., wash basin, radiator, obscure glazed window to front aspect.

**Outside**
Front - Laid to lawn, off road parking.

Garage - Up and over door.

Rear - Patio area, steps to lawn, various trees, enclosed by panelled fencing.

**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 D (£2,369 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.

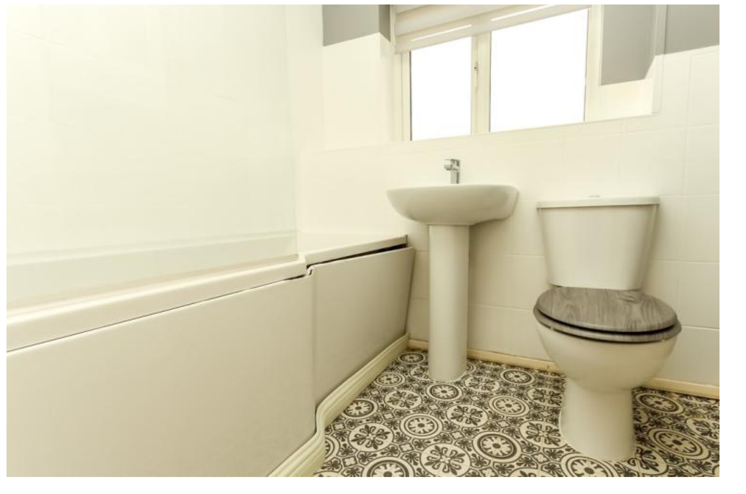
**General Data Protection Regulations 2018**
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

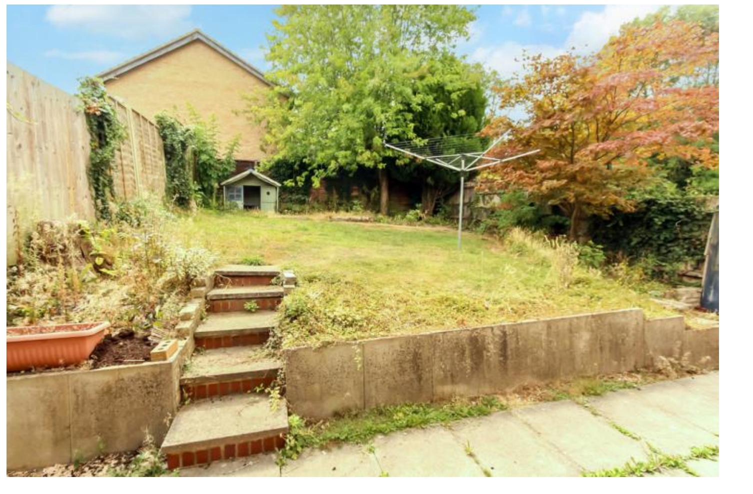
The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

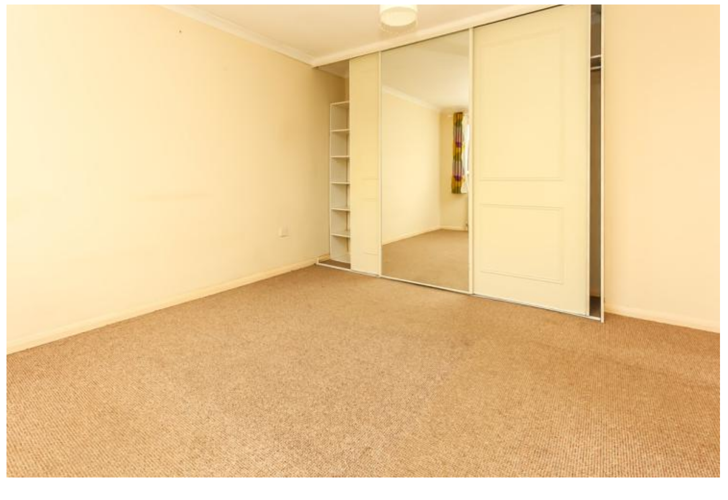
More information on how we hold and process your data is available on our website – www.richardjames.net

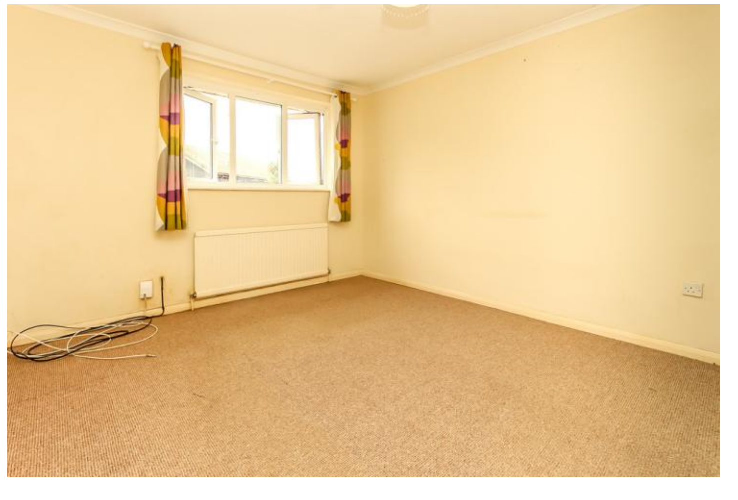
**Mortgages**
We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

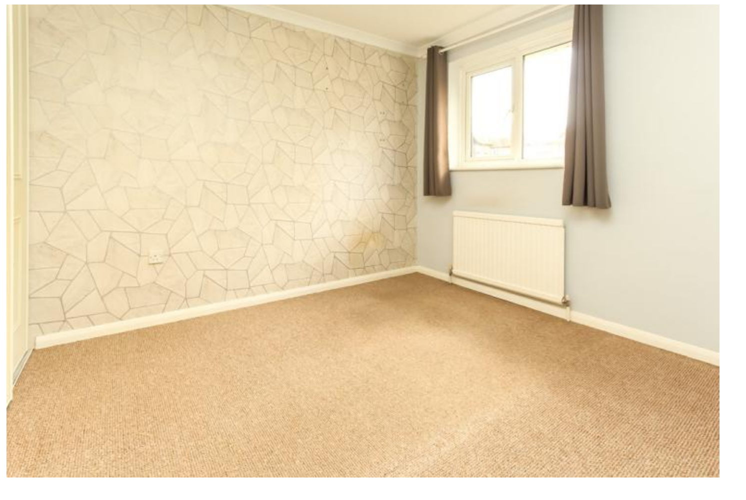
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

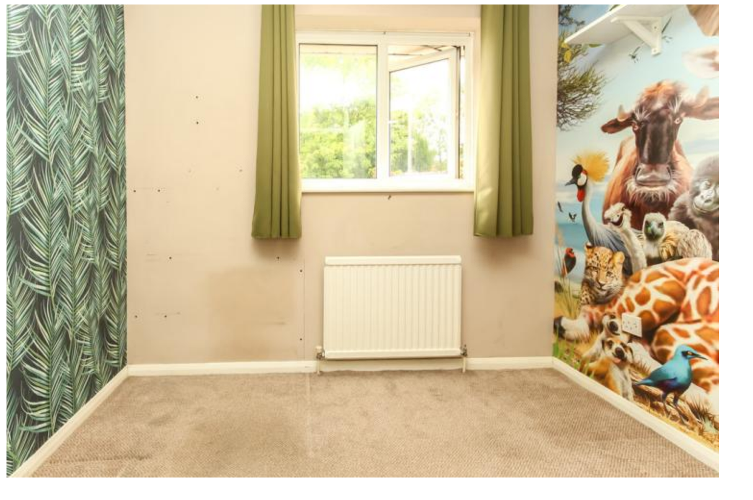














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