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James Road  
Wellingborough  
Northamptonshire, NN8 2LR  
**£235,000** Bungalow



Department: Sales

Tenure: Freehold



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A SEMI DETACHED THREE BEDROOM DORMA BUNGALOW SITUATED WITHIN A POPULAR LOCATION ON THE EDGE OF WELLINGBOROUGH, IN CLOSE PROXIMITY OF ALL GOOD AMENITIES, SCHOOLS AND ROAD LINKS.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- KITCHEN/DINING ROOM
- BEDROOM
- WET ROOM

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#### FIRST FLOOR

- BEDROOM
- BEDROOM
- WC

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#### OUTSIDE

- FRONT GARDEN
  - REAR GARDEN
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## THE PROPERTY

A semi detached three bedroom dorma bungalow situated within a popular location on the edge of Wellingborough, in close proximity of all good amenities, schools and road links.

The accommodation comprises entrance hall, lounge/dining room, kitchen leading to dining area, bedroom and wet room. To the first floor are two additional bedrooms, WC and level access to loft storage.

Outside there are established gardens to the front and rear and block paved driveway providing off road parking for two vehicles.

Benefits include double glazing and gas radiator heating. Viewing is recommended to appreciate the potential and garden size.

EPC Rating: TBC. Council Tax Band: C











## MATERIAL INFORMATION

Type	Bungalow
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	Ask Agent
Electricity Supply	Ask Agent
Gas Supply	Ask Agent
Water Supply	Ask Agent
Sewerage Supply	Ask Agent
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Ask Agent
Parking	Ask Agent
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Ask Agent
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

## LOCATION

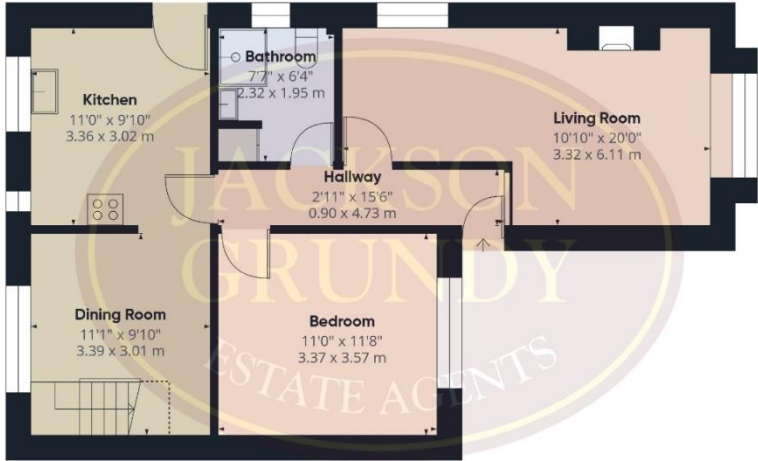
The market town of Wellingborough is situated 11 miles northeast of Northampton and has road links to both the A14 and M1 via the A45 dual carriageway. It also benefits from a Midland mainline rail station (which featured in the film Kinky Boots albeit branded as Northampton) with a direct service between Nottingham and London St Pancras International with its Euro Star interchange. The town centre offers shopping and leisure facilities including several weekly markets and The Castle theatre, with additional amenities including large supermarkets and health clubs located on the outskirts retail parks. There are also numerous state primary schools feeding four secondary schools and a campus for Tresham College. The nearest university provision is located in Northampton.

## AGENTS NOTES

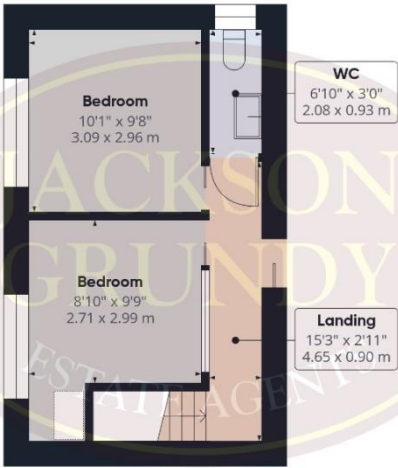
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketed and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)



Floor 0



Floor 1



Approximate total area <sup>(1)</sup>
888 ft <sup>2</sup>
82.7 m <sup>2</sup>
Reduced headroom
15 ft <sup>2</sup>
1.4 m <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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