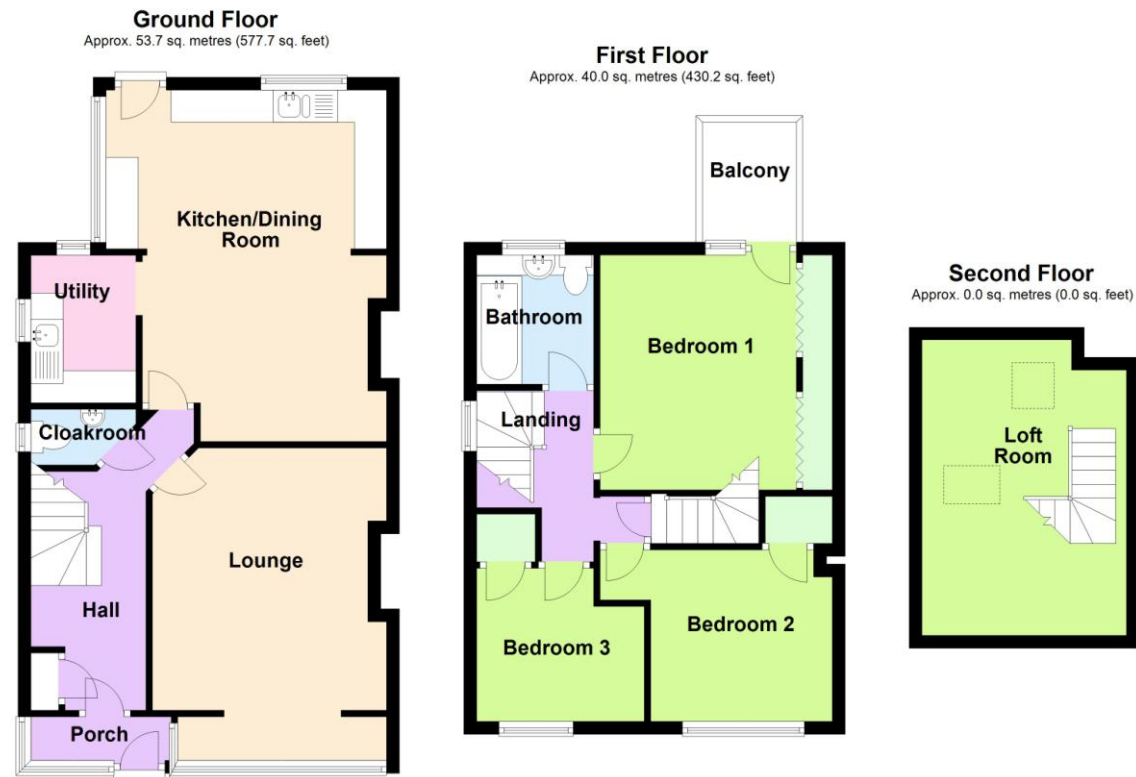


# Bedford Road Rushden

richard james

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Total area: approx. 93.6 sq. metres (1007.8 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.



Bedford Road Rushden NN10 0NB  
Freehold Price £350,000

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.

**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





**If you're looking for an established three bedroomed detached property with a useful loft room and a large west facing rear garden...this might just be the one you've been looking for! Situated in an elevated position on a tree lined road, this property has a double width driveway providing off road parking and enjoys a log burner in each reception room. Further benefits include built-in wardrobes and a balcony to the main bedroom, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance porch, hallway, cloakroom, lounge, kitchen/dining room, utility room, three bedrooms, bathroom, loft room, gardens to front and rear and a driveway.**

Enter via front door to:

#### **Porch**

Windows to front and side aspects, door to:

#### **Hallway**

Two built-in cupboards, stairs rising to first floor landing, radiator, coving to ceiling, doors to:

#### **Cloakroom**

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, window to side aspect, radiator.

#### **Lounge**

12' 0" x 16' 8" (3.66m x 5.08m)

Bay window to front aspect, radiator, feature fireplace with log burning stove, coving to ceiling.

#### **Kitchen/Dining/Family Room**

19' 0" x 14' 4" (5.79m x 4.37m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, ceramic hob, extractor hood, built-in oven, space for under counter fridge, island unit, two radiators, tiled splash backs, windows to side and rear aspects, tiled floor, wood burning stove, door to rear aspect, through to:

#### **Utility Room**

7' 4" x 5' 4" (2.24m x 1.63m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, tiled floor, windows to side and rear aspects.

#### **First Floor Landing**

Window to side aspect, coving to ceiling, radiator, stairs to loft room, doors to:

#### **Bedroom One**

11' 9" x 10' 1" (3.58m x 3.07m)

A range of built-in wardrobes, radiator, door and window leading to small enclosed balcony.

#### **Bedroom Two**

9' 8" x 8' 11" (2.95m x 2.72m)

Window to front aspect, radiator, built-in wardrobe.

#### **Bedroom Three**

8' 7" x 7' 10" (2.62m x 2.39m)

Window to front aspect, radiator, built-in cupboard.

#### **Bathroom**

Comprising low flush W.C., vanity sink unit, bath with shower over, tiled splash backs, window to rear aspect, radiator.

#### **Loft Room**

15' 3" max x 10' 5" max (4.65m x 3.18m)

Skylights to rear and side aspects.

#### **Outside**

Front - Mostly gravelled with border stocked with bushes and shrubs. Double width driveway providing off road parking.

Rear - Large patio with steps up to lawn with borders stocked with bushes, shrubs, plants and trees, further lawn which is a separate enclosed space and has three wooden sheds, enclosed by wooden fencing and hedging with side gated pedestrian access. Enjoys a west facing aspect.

#### **Energy Performance Rating**

This property has an energy rating of E. The full Energy Performance Certificate is available upon request.

#### **Council Tax**

We understand the council tax is band D (£2,256 per annum. Charges for 2024/25).

#### **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](http://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.**

