



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.

**Woodland Road Rushden NN10 6US**  
**Freehold Price 'Offers in excess of' £300,000**

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



**Offered with no upward chain is this bay fronted three bed roomed detached house with a single garage and driveway which requires modernisation. Further benefits include two workshops, generous rear garden, loft room, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, conservatory, W.C., utility, three bedrooms, bathroom, loft room, rear garden, two workshops, single garage and driveway.**

Enter via front door to:

#### Entrance Hall

Stairs rising to first floor landing, dado rail, doors to:

#### Lounge/Dining Room

27' 4" max into bay x 12' 5" max (8.33m x 3.78m)

#### Lounge Area

15' 1" max into bay x 12' 5" max (4.6m x 3.78m)

Bow window to front aspect, radiator, feature open fireplace, coving to ceiling, through to:

#### Dining Area

11' 7" x 11' 5" max (3.53m x 3.48m)

Sliding patio doors to rear aspect, feature gas fireplace, radiator, through to:

#### Kitchen

11' 2" x 9' 10" (3.4m x 3m) (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, built-in oven, gas hob, extractor hood, wall mounted gas boiler serving domestic central heating and hot water systems, tiled splash backs, window to side aspect, under stairs storage cupboard, tiled floor, door to:

#### Conservatory

15' 9" x 7' 4" (4.8m x 2.24m)

Of brick/uPVC construction, French doors to rear aspect, tiled floor, radiator, power and light connected, doors to:

#### WC

Comprising low flush W.C., window to side aspect.

#### Utility Room

Windows to side and rear aspects, tiled floor, plumbing for washing machine, space for tumble dryer.

#### First Floor Landing

Window to side aspect, loft access, dado rail, doors to:

#### Bedroom One

13' 0" max x 12' 8" max (3.96m x 3.86m)

Windows to front and side aspects, built-in double wardrobe, radiator, coving to ceiling.

#### Bedroom Two

11' 7" max x 11' 7" max (3.53m x 3.53m)

Windows to side and rear aspects, built-in double wardrobe, radiator, coving to ceiling.

#### Bedroom Three

8' 0" x 6' 4" (2.44m x 1.93m)

Window to rear aspect, airing cupboard housing hot water cylinder, picture rail.

#### Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, tiled floor, window to front aspect, dado rail, coving to ceiling.

#### Loft Room

17' 5" max x 10' 9" max (5.31m x 3.28m)

Two skylights to rear aspect, access to eaves.

#### Outside

Front - Gravelled and block paved driveway providing off road parking for up to three vehicles, leading to:

Garage - Roller shutter door, power and light connected, window to side aspect. Measures approx. 17' 3" x 9' 8" internally.

Rear - Patio area, lawn with established borders stocked with a variety of plants, shrubs, bushes and trees, further patio area, two workshops (13' 5" x 6' 10" & (11' 7" x 9' 7") enclosed by wooden fencing with gated rear pedestrian access.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band C (£2,005 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.**

