



Total area: approx. 77.6 sq. metres (835.3 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.

Hall Avenue Rushden NN10 9EU

Freehold Price £307,500

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.

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Northants NN8 1BS
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Irthlingborough Office
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Rushden Office
74 High Street Rushden
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If you're searching for a 1930's detached bungalow on a generous corner plot with off road parking, this might just be the one for you! Inside you'll find two double bedrooms, a refitted shower room and a refitted kitchen with granite work surfaces. There are gardens to front, side and rear with plenty of potential for an extension or a garage to be built. The accommodation briefly comprises entrance hall, lounge, kitchen/breakfast room, utility room, front porch, two bedrooms, shower room, gardens to front, side and rear and off road parking.

Enter via front door to:

Entrance Hall

Radiator, exposed wooden floorboards, doors to:

Lounge

18' 0" x 11' 11" (5.49m x 3.63m)

French doors to rear aspect, window to front aspect, Bow window to side aspect, window seating with built-in storage, feature gas fireplace, two radiators, exposed wooden floorboards, coving to ceiling.

Kitchen/Breakfast Room

11' 5" max x 11' 3" max (3.48m x 3.43m) (This measurement includes area occupied by kitchen units)

Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing granite work surfaces, island unit with breakfast bar, built-in oven and microwave, gas hob, built-in dishwasher, exposed wooden floorboards.

Utility Room

7' 11" x 6' 3" (2.41m x 1.91m)

Comprising stainless steel sink unit with cupboard under, work surface, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, wall mounted gas boiler serving domestic central heating and hot water systems, window and door to:

Porch

Doors to side aspect.

Shower Room

Refitted to comprise low flush W.C., vanity sink unit, shower cubicle, tiled splash backs, window to side aspect, radiator, exposed wooden floorboards.

Bedroom One

11' 7" min x 10' 6" min (3.53m x 3.2m)

Bow window to rear aspect, window seat with built-in storage, built-in wardrobe, radiator, coving to ceiling.

Bedroom Two

10' 2" x 9' 11" (3.1m x 3.02m)

Window to side aspect, radiator, coving to ceiling.

Outside

There are gardens to front, side and rear, comprising mostly lawn, borders stocked with bushes, vegetable plot, wooden shed, outside tap, plus off road parking which is accessed via double wooden gates and the gardens are enclosed by fencing.

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 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

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.

