



Total area: approx. 97.3 sq. metres (1046.9 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.

Walmer Close Rushden NN10 0TE Freehold Price £290,000

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 and situated in a cul-de-sac is this four bedroomed detached house which features a uPVC conservatory, a south-west facing rear garden and a double width driveway providing off road parking for two cars. Further benefits include a refitted ensuite shower room, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, lounge, dining room, conservatory, kitchen/breakfast room, cloakroom, four bedrooms with ensuite to the master bedroom, family bathroom, gardens to front and rear, garage and a driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, coving to ceiling, door to:

Lounge

13' 7" x 11' 2" max (4.14m x 3.4m)

Box bay window to front aspect, two radiators, coving to ceiling, feature open fireplace, through to:

Dining Room

8' 10" x 8' 8" (2.69m x 2.64m)

Radiator, coving to ceiling, sliding patio doors to:

Conservatory

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

Kitchen/Breakfast Room

14' 5" x 8' 8" (4.39m x 2.64m) (This measurement includes area occupied by kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, freestanding gas cooker, extractor hood, plumbing for washing machine, space for fridge/freezer, radiator, window to side and rear aspects, tiled floor, door to rear aspect, wall mounted gas boiler serving domestic central heating and hot water systems, door to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, tiled floor.

First Floor Landing

Loft access, coving to ceiling, airing cupboard housing hot water cylinder, doors to:

Master Bedroom

12' 2" x 11' 5" (3.71m x 3.48m)

Window to front aspect, radiator, coving to ceiling, door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., pedestal wash hand basin, double shower cubicle, tiled floor, tiled splash backs, two windows to front aspect, character radiator, built-in cupboard.

Bedroom Two

10' 2" x 8' 2" (3.1m x 2.49m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Three

10' 2" x 6' 9" max (3.1m x 2.06m)

Window to rear aspect, radiator, dado rail.

Bedroom Four

8' 1" x 7' 0" (2.46m x 2.13m)

Window to rear, radiator.

Family Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with electric shower over, tiled splash backs, window to side aspect, radiator.

Outside

Front - Mostly lawn with border stocked with bushes and shrubs, double width driveway providing off road parking for two cars leading to:

Garage - Up and over door, door to side aspect, power and light connected. Measures 18' 9" max x 8' 5" max internally.

Rear - Lawn with borders stocked with plants, bushes and shrubs, outside tap, wooden shed, enclosed by wooden fencing with gated side pedestrian access.

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 (£2,152 per annum. Charges for 2023/24).

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.

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.

