Alnwick Close Rushden

richard james

www.richardjames.net



Total area: approx. 82.4 sq. metres (886.8 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.







Alnwick Close Rushden NN10 0TB Freehold Price £280,000

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthling borough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480





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 at 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 surveyors report before exchange 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 sdictor 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.

Are you looking for something you can move straight into with a garage and that all important kitchen/dining room? Built by Persimmon Homes in 2014 is this modern three bedroomed semidetached property which features providing off road parking, solar panels (for the hot water), ensuite shower room, refitted family bathroom, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, kitchen/dining room, lounge, three bedrooms, ensuite shower room, family bathroom, gardens to front and rear, garage and driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, flooring, doors to:

Comprising low flush W.C., pedestal wash hand basin, tiled splash backs, radiator, window to front aspect, extractor.

Kitchen/Dining Room

15' 11" max x 9' 4" (4.85m x 2.84m) (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 base and eye level units providing work surfaces, built-in stainless steel oven, gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, space for dishwasher, tiled splash backs, window to side aspect, box bay window to front aspect, wall mounted gas boiler serving domestic central heating and hot water systems, radiator.

16' 2" x 11' 0" (4.93m x 3.35m)

Window and French doors to rear aspect, radiator.

First Floor Landing

Airing cupboard housing hot water cylinder, loft access, doors to:

Master Bedroom

11' 1" x 9' 7" (3.38m x 2.92m)

Window to front aspect, radiator, built-in double wardrobe, door

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, double shower cubicle, tiled splash backs, window to front aspect, radiator, extractor, spotlights.

Bedroom Two

Bedroom Three

8' 3" x 7' 2" (2.51m x 2.18m)

Family Bathroom

Refitted to comprise low flush W.C., vanity sink unit, panelled bath with shower over, tiled splash backs, chrome heated towel rail, window to side aspect, extractor, spotlights.

Front - Outside water tap, car charging point, driveway providing off road parking for two cars, leading to:

Garage - Up and over door, power and light connected.

Rear - Patio area, lawn with borders laid with purple slate chippings and white gravel, enclosed by wooden fencing with gated rear pedestrian access.

Energy Performance Rating

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

We understand these are owned by the property and help with heating the hot water.

We understand the council tax is band C (£2,005 per annum. Charges for 2024/25).

10' 10" x 8' 9" (3.3m x 2.67m)

Window to rear aspect, radiator.

Window to rear aspect, radiator.

Act 2002 In order to comply with the above Regulations, an intending

until contracts have been exchanged.

are obtained using a wide-angle lens.

Agents Note

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.

Please be aware that some photographs used in our particulars

We are able to offer a free quotation for your conveyancing from

a panel of local solicitors or licensed conveyancers.

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

Money Laundering Regulations 2017 & Proceeds of Crime

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.

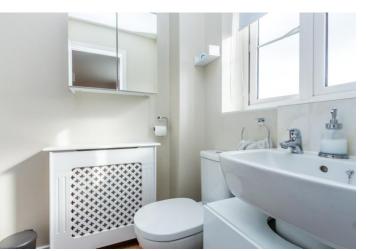
The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

We are able to offer our dients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

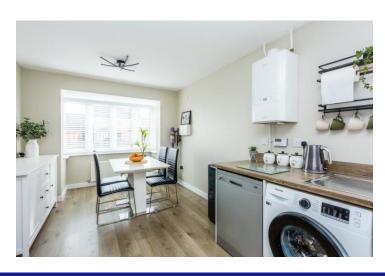
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.











www.richardjames.net www.richardjames.net