



Total area: approx. 110.7 sq. metres (1191.2 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.

Birchall Road Rushden NN10 9RQ
Freehold Price £310,000

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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Offered with no upward chain is this three bedroomed detached bungalow which features two loft rooms, a double garage and a south facing rear garden. Further benefits include a large uPVC conservatory, refitted kitchen with built-in appliances and quartz work surfaces, log burner in the lounge, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, kitchen, conservatory, bathroom, three bedrooms, lounge, two loft rooms, rear garden, double garage and driveway.

Enter via front door to:

Entrance Hall

Stairs rising to loft rooms, tiled floor, radiator, two windows to front aspect, built-in cupboard, coving to ceiling, doors to:

Lounge

20' 7" x 10' 11" (6.27m x 3.33m)

Window to front aspect, radiator, feature fireplace with log burner, wooden flooring, door to:

Bedroom One

11' 0" x 10' 10" (3.35m x 3.3m)

Window to rear aspect, radiator, coving to ceiling.

Kitchen

10' 9" x 10' 4" (3.28m x 3.15m) (This measurement includes area occupied by kitchen units)

Refitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing quartz work surfaces, stainless steel five ring gas hob, extractor hood, built-in stainless steel double oven, plumbing for dishwasher and washing machine, space for fridge/freezer, tiled splash backs, tiled floor, through to:

Conservatory

25' 11" x 10' 10" max (7.9m x 3.3m)

Of brick/uPVC construction, French doors to rear aspect, tiled floor, radiator.

Bedroom Two

10' 9" x 9' 11" (3.28m x 3.02m)

Window to rear aspect, radiator.

Bedroom Three

10' 4" x 9' 4" (3.15m x 2.84m)

Window to front aspect, radiator, wardrobe recess.

Bathroom

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

Loft Room One

15' 9" max x 10' 5" max (4.8m x 3.18m)

Skylights to front and rear aspects, radiator, door to loft space, door to:

Loft Room Two

10' 5" max x 10' 6" max (3.18m x 3.2m)

Skylight to front aspect, window to side aspect, cupboard housing gas boiler serving domestic central heating and hot water systems.

Outside

Front - Mostly gravelled providing off road parking for numerous vehicles, shared driveway leading to:

Double Garage - Metal roller door, measures approx. 26ft x 20ft internally.

Rear - Block paved patio, step up to lawn with raised beds stocked with a variety of shrubs and bushes, enclosed by wooden fencing with gated side pedestrian access.

N.B.

Please note we understand that the concrete driveway to the right hand side of the property must allow access for the owners of number 18 Westfield Place to access their property.

Energy Performance Rating

This property has an energy rating of C. 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.

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.

