

# Queen Street Rushden

# richard james

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Total area: approx. 93.3 sq. metres (1004.6 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.

## Queen Street Rushden NN10 0AA

### Freehold Price 'Offers in excess of' £198,500

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.

**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



Situated in close proximity to Rushden's High Street shops and amenities is this deceptively spacious three bedroomed bay fronted semi detached property with featuring a single storey extension to the rear, a 25ft lounge/dining room and a 24ft kitchen/breakfast room. Further benefits include modern kitchen, modern bathroom, replacement composite front door, gas radiator central heating, uPVC double glazing and offers low maintenance gardens The accommodation briefly comprises entrance hall, lounge/dining room, kitchen/breakfast room, down stairs bathroom, three bedrooms, front and rear gardens.

Enter via composite front door to:

#### Entrance Hall

Stairs rising to first floor landing, radiator, tiled flooring, dado rail, door to:

#### Lounge/Dining Room

25' 0" into bay x 11' 4" (7.62m x 3.45m)

#### Lounge Area

Bay window to front aspect, radiator, window to side aspect, feature fireplace with surround, raised tiled hearth.

#### Dining Area

Window to rear and side aspects, radiator, to:

#### Kitchen

24' 8" x 7' 9" (7.52m x 2.36m)(This measurement includes the area occupied by the kitchen units)

Refitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built in double oven, gas hob, extractor, wall mounted gas boiler serving domestic hot water and central heating systems, fridge/freezer space, breakfast bar, plumbing for washing machine, tumble dryer space, under stairs storage cupboard, three windows and a door to side aspect, spotlights to ceiling, door to:

#### Downstairs Bathroom

Refitted to comprise low flush W.C., pedestal wash hand basin, bath, corner shower cubicle, fully tiled, tiled flooring, extractor, spotlights to ceiling, window to side aspect.

#### First Floor Landing

Coving to ceiling, dado rail, doors to:

#### Bedroom One

14' 9" x 11' 0" (4.5m x 3.35m)

Two windows to front aspect, window to side aspect, radiator, coving to ceiling.

#### Bedroom Two

11' 4" x 9' 0" (3.45m x 2.74m)

Window to rear and side aspects, radiator, loft access, coving to ceiling.

#### Bedroom Three

10' 0" x 7' 9" (3.05m x 2.36m)

Window to side aspect, radiator.

#### Outside

Front - Paved and enclosed by low brick walling.

Rear - Paved patio, artificial lawn, border stocked with flowers and shrubs, side gated pedestrian access, enclosed by wooden panelled fencing and brick walling.

#### 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 A (£1,504 per annum. Charges for 2024/2025).

#### 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.**

