



Total area: approx. 63.4 sq. metres (682.5 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.



Conway Close Rushden NN10 9JF
Freehold Price £245,000

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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Northants NN8 1BS
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Irthlingborough Office
28 High Street Irthlingborough
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Situated in a popular cul-de-sac is this two bedroomed semi-detached bungalow featuring a separate dining room plus a conservatory overlooking low maintenance landscaped gardens. Further benefits include a 66ft driveway providing off road parking for numerous cars, a single garage with remote control electric door, uPVC double glazing and gas warm air heating. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, two bedrooms, shower room, conservatory, gardens to front and rear, garage and driveway.

Enter via composite front door, to:

Entrance Hall

Tiled flooring, storage cupboard, further airing cupboard housing water cylinder, cupboard housing warm air heating system, loft access, doors to:

Lounge

14' 0" x 9' 9" (4.27m x 2.97m)

Door and window to rear aspect, warm air vent, T.V. point.

Kitchen

7' 5" x 7' 2" (2.26m x 2.18m)(This measurement includes the area occupied by the kitchen units)

Fitted to comprise stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, electric and gas cooker points, tiled splash backs, fridge/freezer space, plumbing for washing machine, serving hatch, pantry, tiled flooring, window to side aspect.

Conservatory

8' 6" x 8' 9" (2.59m x 2.67m)

Of uPVC construction, sliding patio door to rear aspect, Perspex roof.

Dining Room

10' 1" x 8' 0" (3.07m x 2.44m)

Window to rear aspect, warm air vent, wall mounted electric panel heater.

Bedroom One

11' 7" max. including wardrobe x 9' 8" (3.53m x 2.95m)

Window to front aspect, warm air vent, fitted wardrobes and dressing table.

Bedroom Two

10' 2" x 6' 8" (3.1m x 2.03m)

Window to front aspect, wall mounted electric panel heater, wall air vent.

Shower Room

Refitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, tiled flooring, fully tiled walls, shaver point, wall mounted electric heater, window to side aspect.

Outside

Front - Laid with gravel stocked with various bushes and shrubs, 66ft driveway providing off road parking for numerous cars, leading to:

Single Garage - Measuring 18' 7" x 9' 6" Up and over remote controlled door, power and light connected.

Rear - Of low maintenance design, mainly paved, raised beds stocked with flowers, shrubs and bushes, gated side pedestrian access, courtesy door to garage, wooden shed, 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 B (£1,755 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.

