



Total area: approx. 79.5 sq. metres (855.4 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.



Ruskin Avenue Wellingborough NN8 3EF
Freehold Price £190,000

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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A three bedroom terrace property which requires some general redecoration yet benefits from uPVC double glazing, gas radiator central heating, built in kitchen appliances and a refitted shower room. The property further offers a utility room, three well proportioned bedrooms and off road parking. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, utility room, three bedrooms, shower room, separate W.C., gardens to front and rear and off road parking.

Enter via composite door with obscure glazed windows either side to.

Entrance Hall

Stairs to first floor landing, radiator, doors to.

Lounge/Dining Room

17' 11" x 10' 9" (5.46m x 3.28m)

Window to front and rear aspect, radiator, T.V. point, coving to ceiling.

Kitchen

13' 0" max x 8' 11" widening to 12' 1" into door recess (3.96m x 2.72m) (This measurement includes area occupied by the kitchen units)

Comprising stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and gas hob, plumbing for washing machine, tiled splash back, wall mounted gas fired combination boiler serving domestic hot water and central heating, radiator, understairs storage cupboard, window to rear aspect, through to.

Utility Room

Window to front aspect, base level units providing work surface, space for fridge/freezer.

Bedroom One

12' 1" x 10' 1" (3.68m x 3.07m)

Window to front aspect, fitted wardrobe, radiator.

Bedroom Two

11' 0" x 9' 9" plus door recess (3.35m x 2.97m)

Window to front aspect, radiator.

Bedroom Three

8' 0" x 7' 1" widening to 9' 0" upto wardrobe (2.44m x 2.16m)

Window to rear aspect, built in wardrobe, radiator, access to loft space.

Shower Room

Comprising quadrant tiled shower enclosure, hand wash basin set in vanity unit, tiled floor and walls, towel radiator, obscure glazed window to rear aspect.

W.C.

Comprising low flush W.C with concealed cistern, tiled floor, part tiled walls, obscure glazed window to rear aspect.

Outside

Rear - Mainly laid to lawn, patio, concrete path, hard standing providing off road parking accessed via Masefield Close, double metal gates, plant bed, gated pedestrian access to rear.

Front - Hedge, crazy paving.

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 A (£1,362 per annum. Charges for 2023/2024).

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.

