



Total area: approx. 107.8 sq. metres (1159.8 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.



20 Tweed Crescent Rushden NN10 0GS Freehold Price £275,000

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



Are you searching for a modern four bed roomed home with good sized bedrooms that has easy access to the A6 and A45? Then look no further! Inside you'll find that all important kitchen/dining room plus an ensuite shower room to the master bedroom. Further benefits include a solar panel (for the hot water), enclosed rear garden, off road parking for up to three vehicles, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, kitchen/dining room, lounge, four bedrooms, ensuite shower room, family bathroom, rear garden, carport and driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, under stairs storage cupboard, doors to:

Cloakroom

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

Lounge

17' 6" x 11' 7" (5.33m x 3.53m)

Window and French doors to rear aspect, two radiators.

Kitchen/Breakfast Room

16' 0" x 10' 3" (4.88m x 3.12m) (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 eye level and base units providing work surfaces, built-in stainless steel oven, gas hob, extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled splash backs, window to front aspect, concealed wall mounted gas boiler serving domestic central heating and hot water systems, radiator.

First Floor Landing

Radiator, loft access, doors to:

Master Bedroom

10' 6" min x 10' 2" (3.2m x 3.1m)

Window to front aspect, radiator, door to:

Ensuite Shower Room

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

Bedroom Two

17' 10" x 8' 7" (5.44m x 2.62m)

Windows to front and rear aspects, two radiators.

Bedroom Three

10' 6" x 8' 9" (3.2m x 2.67m)

Window to rear aspect, radiator.

Bedroom Four

8' 5" x 7' 1" (2.57m x 2.16m)

Window to rear aspect, radiator.

Family Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, radiator, airing cupboard housing hot water cylinder.

Outside

Front - Block paved area, carport and driveway providing off road parking for up to three vehicles.

Rear - Patio area, lawn, outside tap, wooden shed, enclosed by wooden fencing with gated side pedestrian access.

Material Information

The property tenure is Freehold.

Solar Panel

The property has a solar panel which are for hot water only. We understand these are owned by the 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 C (£2,005 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

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.

