



Total area: approx. 121.5 sq. metres (1307.7 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.



**Avenue Road Rushden NN10 0SJ**  
**Freehold Price £330,000**

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  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
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**Are you looking for a spacious home with character features and a private garden in excess of 120 ft? Then This three bedrooed semi-detached home situated in a semi-rural location close to the Bedfordshire border could well be the one for you. Features include a generous driveway providing off road parking, a southerly facing rear garden, recently refitted family bathroom with a separate shower and freestanding bath, conservatory and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, cloakroom/utility, conservatory, study, family bathroom, three bedrooms, rear garden and driveway.**

Enter via front door to:

#### Entrance Hall

Radiator, under stairs storage cupboard, dado rail, internal stained glass window to lounge, exposed floorboards, wooden beams to ceiling, door to:

#### Lounge

11' 11" x 11' 11" max (3.63m x 3.63m)

Window to front aspect, radiator, exposed floorboard, dado rail, beams to ceiling, open character fireplace, double doors to:

#### Dining Room

12' 3" max x 11' 10" (3.73m x 3.61m)

Two windows to side aspect, radiator, exposed wooden floorboards, beams to ceiling, character fireplace, dado rail, stairs rising to first floor landing, door to:

#### Kitchen

12' 2" x 7' 10" (3.71m x 2.39m) (This measurement includes area occupied by kitchen units)

Refitted to comprise ceramic butler sink with cupboard under, a range of base and eye level units providing solid wood work surfaces, range cooker, extractor, freestanding dishwasher, tiled splash backs, space for fridge/freezer, tiled floor, uPVC window to side aspect, wooden stable door to side aspect, radiator, beams to ceiling, door to:

#### Utility/Cloakroom

Comprising low flush W.C., pedestal wash hand basin, tiled splash backs, radiator, tiled floor, plumbing for washing machine, plumbing for tumble dryer.

#### Conservatory

12' 11" x 5' 11" max (3.94m x 1.8m)

Three uPVC windows to side aspect, uPVC French doors to rear aspect, tiled floor, radiator, Perspex roof, door to:

#### Study

5' 11" x 4' 7" (1.8m x 1.4m)

Base level units providing work surfaces, tiled floor, window to side aspect, Perspex roof, plumbing for washing machine.

#### First Floor Landing

Exposed wooden floorboards, dado rail, stairs rising to second floor landing, radiator, beams to ceiling, doors to:

#### Master Bedroom

15' 5" x 11' 11" (4.7m x 3.63m)

Two uPVC windows to front aspect, radiator, character fireplace, exposed wooden floorboards, beams to ceiling, dado rail.

#### Bedroom Two

11' 11" x 8' 11" max (3.63m x 2.72m)

Window to side aspect, radiator, character fireplace, radiator, exposed wooden floorboards, airing cupboard housing wall mounted gas combination boiler serving domestic central heating and hot water systems, dado rail.

#### Bathroom

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, freestanding bath, extractor fan, tiled floor, dado rail, beams to ceiling, window to rear aspect.

#### Second Floor Landing

Door to:

#### Bedroom Three

16' 4" max x 14' 3" narrowing to 11' 2" (4.98m x 4.34m)

Some limited headroom, radiator, skylight to front aspect, window to rear aspect, dado rail, built-in cupboard, access to eaves storage, exposed wooden floorboards, beams to ceiling.

#### Outside

Front - Accessed via double wooden gates is a gravelled driveway providing off road parking for two/three vehicles, enclosed by wooden fencing and hedging. Driveway measures approx. 42ft in length.

Rear - Recently landscaped garden mostly laid to lawn with borders stocked with a variety of shrubs and trees, garden shed, outside tap, enclosed by wooden fencing with gated rear pedestrian access. The garden measures in excess of 120ft in length and enjoys a southerly aspect and a high level of privacy.

#### Energy Performance Rating

This property has an energy rating of E. The full Energy Performance Certificate is available upon request.

#### Council Tax

We understand the council tax is band C (£1,816 per annum. Charges for 2022/23).

#### 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](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.**

