



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.



High Street South Rushden NN10 0RA

Freehold Price £197,500

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
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01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Situated in an elevated position is this three bed roomed semi-detached house which is within walking distance of local amenities including the town centre. Benefits include uPVC sash windows, refitted ground floor bathroom, rear garden and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, bathroom, three bedrooms, gardens to front and rear.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, radiator, door to:

Lounge

11' 6" x 10' 10" (3.51m x 3.3m)

uPVC sash window to front aspect, radiator, feature fireplace.

Kitchen/Dining Room

16' 9" x 11' 4" (5.11m x 3.45m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, space for range cooker, space for fridge/freezer, breakfast bar, radiator, tiled splash backs, wall mounted gas combination boiler serving domestic central heating and hot water systems, feature fireplace, uPVC sash window to rear aspect, through to:

Rear Lobby

Tiled floor, stable door to side aspect, door to:

Downstairs

Bathroom Comprising low flush W.C., vanity sink unit, 'P' shaped bath with shower over, tiled splash backs, window to rear aspect, chrome heated towel rail.

First Floor Landing

Loft access, doors to:

Bedroom One

13' 4" x 11' 5" (4.06m x 3.48m)

Two uPVC sash windows to front aspect, radiator, built-in wardrobe.

Bedroom Two

11' 6" x 8' 6" (3.51m x 2.59m)

uPVC sash window to rear aspect, radiator.

Bedroom Three

8' 4" x 7' 5" (2.54m x 2.26m)

uPVC sash window to rear aspect, radiator.

Outside

Front - Several steps lead to the front door and there is a small fore garden.

Rear - Courtyard area, steps up to mostly lawn, patio area, enclosed by wooden fencing and brick walling with shared gated rear pedestrian access.

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.

