



Total area: approx. 75.8 sq. metres (815.4 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.

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.

Barnwell Drive Rushden NN10 9HP

Freehold Price £240,000

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



Offered with no upward chain and situated just a stone's throw away from Hall Park is this established three bedroomed semi-detached property which features a single garage and off road parking, plus a sunny south-west facing rear garden. You're also just a short walk away from Whitefriars and South End schools. Further benefits include separate reception rooms, uPVC double glazing, gas radiator central heating and built-in storage to all three bedrooms. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, gardens to front and rear, side passage, garage and driveway.

Enter via front door with side screen to:

Entrance Hall

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

Lounge

14' 1" x 11' 6" (4.29m x 3.51m)

Bow window to front aspect, radiator, feature electric fireplace, coving to ceiling, door to:

Dining Room

8' 10" x 8' 4" (2.69m x 2.54m)

Window to rear aspect, radiator, coving to ceiling, through to:

Kitchen

11' 1" x 8' 5" (3.38m x 2.57m) (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 oven, electric hob, extractor hood, plumbing for washing machine, space for fridge/freezer, plumbing for dishwasher, tiled splash backs, window to rear aspect, radiator, door to side aspect.

First Floor Landing

Window to side aspect, airing cupboard housing wall mounted combination boiler serving domestic central heating and hot water systems, loft access, doors to:

Bedroom One

13' 5" x 8' 4" (4.09m x 2.54m)

Window to rear aspect, radiator, built-in wardrobe.

Bedroom Two

11' 2" x 9' 8" (3.4m x 2.95m)

Window to front aspect, radiator, built-in wardrobe.

Bedroom Three

9' 0" x 6' 8" (2.74m x 2.03m)

Window to front aspect, radiator, built-in cupboard.

Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, chrome heated towel rail, window to rear aspect, fully tiled walls.

Outside

Front - Mostly lawn with border stocked with shrubs, driveway providing off road parking for two cars, leading to:

Garage - Roller shutter door, window and door to rear aspect.

Rear - Lawn with established borders stocked with a variety of plants, bushes, shrubs and trees, wooden shed, enclosed by wooden fencing with gated rear pedestrian access. Enjoys a south-west facing aspect.

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.

