



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.



**Irchester Road Rushden NN10 9XQ**  
**Freehold Price 'Offers in excess of' £215,000**

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.

**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



**If you're looking for a modern three bedroomed home with side by side off road parking for two cars...this might be the one for you! Further benefits include a ground floor cloakroom, conservatory, low maintenance rear garden, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, kitchen, lounge/dining room, three bedrooms, bathroom, gardens to front and rear and a driveway.**

Enter via front door to:

#### Entrance Hall

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

#### Cloakroom

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

#### Kitchen

9' 3" x 7' 9" (2.82m x 2.36m) (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, tiled splash backs, tiled floor, window to front aspect.

#### Lounge/Dining Room

16' 0" max x 17' 2" max (4.88m x 5.23m)

Window and sliding patio doors to rear aspect, two radiators.

#### Conservatory

12' 9" x 9' 6" (3.89m x 2.9m)

Of brick/uPVC construction, tiled floor, radiator, French doors to rear aspect, power and light connected.

#### First Floor Landing

Loft access, doors to:

#### Bedroom One

11' 4" max x 8' 5" (3.45m x 2.57m)

Window to front aspect, radiator, airing cupboard housing wall mounted gas combination boiler serving domestic central heating and hot water systems.

#### Bedroom Two

10' 10" x 7' 3" (3.3m x 2.21m)

Window to front aspect, radiator.

#### Bedroom Three

10' 3" x 7' 7" max (3.12m x 2.31m)

Window to rear aspect, radiator.

#### Bedroom Four

8' 1" x 7' 2" (2.46m x 2.18m)

Window to rear aspect, wardrobe recess.

**(Please note: The main bedroom is currently split in to two separate rooms by a stud wall. The owner is willing to remove this stud wall for any incoming buyer. This will revert the property back to how it was originally constructed.)**

#### Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, fully tiled walls, chrome heated towel rail.

#### Outside

Front - Gravelled area, raised bed with palm tree.

Rear - Patio area, several raised decked areas, wooden pergola, wooden shed, outside tap, enclosed by wooden fencing with gated rear pedestrian access, leading to off road parking for two cars.

#### 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 (£2,006 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](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.**

