



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.

St. Marys Avenue Rushden NN10 9EP
Freehold Price £380,000

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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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Situated just a short walk from both Hall Park and the town centre is this well presented bay fronted three/four bedroomed detached house with a stunning rear garden which measures in excess of 150ft in length. Inside there are separate reception rooms, log burner in the lounge, refitted bathroom, large wooden summerhouse, refitted kitchen, uPVC double glazing and gas radiator central heating. There is also a store and utility which is essentially the single garage which has been separated into two spaces. The accommodation briefly comprises porch, entrance hall, lounge, dining room, kitchen/breakfast room, store, utility, cloakroom, three bedrooms, study area/potential fourth bedroom, bathroom, rear garden and a driveway.

Enter via front door to:

Porch

Door to:

Entrance Hall

Radiator, under stairs storage cupboard, coving to ceiling, stairs rising to first floor landing, tiled floor, doors to:

Lounge

14' 8" max x 13' 10" (4.47m x 4.22m)

Bay window to front aspect, radiator, feature fireplace with log burner.

Dining Room

12' 7" max x 11' 3" (3.84m x 3.43m)

Bay window to rear aspect, radiator, storage cupboard, door to:

Inner Hallway

Door to rear aspect, doors to:

Cloakroom

Refitted to comprise low flush W.C., wall mounted wash hand basin, tiled splash backs, radiator, spotlights

Kitchen/Breakfast Room

14' 1" x 11' 2" (4.29m x 3.4m) (This measurement includes area occupied by kitchen units)

Comprising 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 ceramic hob and extractor hood, two built-in single ovens, plumbing for dishwasher, space for American style fridge/freezer, tiled splash backs, window to rear aspect, radiator, spotlights.

Utility Room

8' 2" x 4' 5" (2.49m x 1.35m)

Comprising work surface, eye level units, tiled splash backs, plumbing for washing machine, space for tumble dryer, spotlights, door to:



Garage

10' 0" x 7' 9" (3.05m x 2.36m)

French doors with two side windows to front aspect, wall mounted electric heater.

First Floor Landing

Window to side aspect, loft access, doors to:

Bedroom One

14' 2" max x 14' 8" max (4.32m x 4.47m)

Bay window to front aspect, radiator.

Bathroom

Refitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled floor, chrome heated towel rail, window to side aspect.

Bedroom Two

15' 9" max x 11' 3" max (4.8m x 3.43m)

Some limited headroom, window to rear aspect, radiator.

Bedroom Three

9' 11" x 14' 3" (3.02m x 4.34m)

Window to front aspect, radiator, some limited headroom.

Bedroom/Study

10' 0" x 8' 11" (3.05m x 2.72m)

Two windows to rear aspect, radiator, doors to:

Outside

Front - Block paved driveway providing off road parking for several vehicles.

Rear - Large patio area, step down to lawn with borders stocked with a variety of bushes and shrubs, wooden store and summerhouse, outside tap, enclosed by wooden fencing with gated side pedestrian access. Garden measures approx. 150 ft in length.



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 D (£2,257 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.

