



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.

Woodland Road Rushden NN10 6US

Freehold Price £265,000

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



Offered with no upward chain is this three bedroomed semi-detached bungalow which is situated along a private road within walking distance of Spencer Park. Outside you'll find a generous 69ft south west facing rear garden, a single garage and off road parking. Further benefits include uPVC double glazing and gas radiator central heating (new boiler fitted 2024). The accommodation briefly comprises entrance hall, lounge, kitchen, dining room, three bedrooms, bathroom, gardens to front and rear, garage and driveway.

Enter via front door to:

Entrance Hall

Radiator, built-in double cupboard, loft access, coving to ceiling, doors to:

Lounge

19' 11" x 11' 5" (6.07m x 3.48m)

Window and door to rear aspect, feature electric fire place, door to:

Dining Room

10' 11" x 7' 11" (3.33m x 2.41m)

Window to rear aspect, radiator, space for fridge/freezer through to:

Kitchen

13' 1" x 7' 1" (3.99m x 2.16m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, range of eye level and base units providing work surfaces, built-in stainless steel oven, five ring gas hob, extractor hood, plumbing for washing machine and dishwasher, tiled splash back, window to rear aspect, door to side aspect, tiled floor.

Bedroom One

15' 2" x 8' 4" (4.62m x 2.54m)

Window to front aspect, radiator, coving to ceiling, dado rail, built-in double wardrobe.

Bedroom Two

10' 11" x 9' 11" (3.33m x 3.02m)

Window to front aspect, radiator, coving to ceiling.



Bedroom Three

7' 8" x 7' 2" (2.34m x 2.18m)

Window to side aspect, radiator, coving to ceiling.

Bathroom

Comprising low flush W.C., vanity sink unit, panelled bath with shower over, tiled splash backs, chrome heated towel rail, window to side aspect, built-in cupboard, radiator.

Outside

Front - Mostly gravelled, driveway providing off road parking, leading to:

Garage - Up and over door, personnel door to side aspect.

Rear - Requires cultivation, enclosed by wooden fencing with gated side pedestrian access. Measures approx 69ft in length. Enjoys a south west facing aspect.

Material Information

The sale of this property is subject to Grant of Probate. Please seek an update from one of our team with regards to the potential timeframes involved.

Energy Performance Rating

This property has an energy rating of TBC. 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 2024/2025).

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.

