



Total area: approx. 78.0 sq. metres (839.8 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.

Lime Oval Raunds NN9 6FN
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



Constructed in 2020 by Taylor Wimpey Homes and offering approximately 850 square feet of living space is this immaculate three bed roomed mid terraced property featuring off road parking for two vehicles and multiple built-in kitchen appliances. Further benefits include a rear garden with wooden decked area, built-in wardrobes to bedroom one, en-suite shower room, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, lounge, cloakroom, kitchen/dining room, three bedrooms with en-suite to master, bathroom, gardens to front and rear and a driveway.

Enter via front door into:

Entrance Hall

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

Lounge

13' 9" x 12' 1" (4.19m x 3.68m)

Window to front aspect, radiator, T.V and internet point, door to:

Cloakroom

Comprising low flush W.C., pedestal wash hand basin with tiled splash back, tiled floor, extractor, radiator.

Kitchen

15' 5" x 9' 4" (4.7m x 2.84m)

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 double oven, gas hob, extractor hood, washing machine, slimline dishwasher, fridge/freezer, storage cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, window to rear aspect, French doors to rear aspect, tiled flooring, radiator.

First Floor Landing

Loft access, radiator, doors to:

Bedroom One

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

Window to front aspect, built-in wardrobes, radiator, door to:

Ensuite Shower Room

11' 2" x 5' 5" (3.4m x 1.65m)

Comprising low flush W.C., pedestal wash hand basin with tiled splash back, corner shower with tiled walls, window to front aspect, heated towel rail, tiled flooring, extractor fan.

Bedroom Two

10' 9" x 8' 7" (3.28m x 2.62m)

Window to rear aspect, radiator.



Bedroom Three

11' 6" x 8' 7" (3.51m x 2.62m)

Window to rear aspect, radiator.

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Comprising low flush W.C., pedestal wash hand basin with tiled splash back, panelled bath with shower attachment, tiled splash backs, heated towel rail, tiled flooring, extractor fan.

Outside

Front - Stocked with bushes and enclosed by metal railings, Small lawn, off road parking for two cars (one adjacent to the property).

Rear - Patio area, lawn, border is stocked with scrubs and bushes, wooden decked area, small shed, outside tap, enclosed by wooden fencing with gated rear pedestrian access

Material Information The property tenure is Freehold, however there is an estate management charge of approx. £180 per annum. These details should be checked by the purchasers legal representative before entering a commitment to purchase.

Council Tax

We understand the council tax is band B (£1,792 per annum. Charges for 2024/2025).

Energy Performance Rating

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band B (£1,793 per annum. Charges for enter year).

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.

