



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.



## Newton Road Rushden NN10 0HD

### Freehold Price 'Offers in excess of' £350,000

**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



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.



Offered to the market with no upward chain is this Edwardian four bedroomed detached residence which is situated just a short walk from the town centre and features three reception rooms, a driveway providing off road parking and a southerly facing rear garden. Character features include ceiling roses, sash windows, cornicing, picture rails, original internal doors, stained glass windows and tall ceilings. Further benefits include a refitted bathroom with a roll top bath and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, dining room, study, kitchen, rear lobby, W.C., utility room, four bedrooms, bathroom, gardens to front and rear and a driveway.

Enter via front door to:

**Entrance Hall**

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

**Lounge**

16' 1" x 13' 10" (4.9m x 4.22m)

Bay window to front aspect, window to side aspect, feature open fireplace, picture rail, cornicing with ceiling rose, radiator, through to:

**Dining Room**

14' 4" x 13' 11" (4.37m x 4.24m)

Bay window to rear aspect, radiator, window to side aspect, picture rail, door to:

**Kitchen**

12' 2" x 10' 0" (3.71m x 3.05m)(This measurement includes the area provided by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, freestanding range cooker, space for fridge/freezer, tiled splash backs, window to rear aspect, floorstanding gas boiler serving domestic hot water and central heating systems, door to:

**Rear Lobby**

Door to side aspect, pantry, door to:

**Cloakroom**

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, window to rear aspect.

**Study**

11' 3" max. x 11' 0" max. (3.43m x 3.35m)

Window to front aspect, radiator.

**Utility Room**

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, plumbing for washing machine, space for tumble dryer, window to side aspect, radiator.

**First Floor Landing**

Stained glass window to side aspect, loft access, radiator, picture rail, doors to:

**Bedroom One**

16' 2" x 13' 10" max. (4.93m x 4.22m)

Two windows to front aspect, window to side aspect, radiator, character fireplace, exposed wooden floorboards.

**Bedroom Two**

14' 4" x 13' 10" (4.37m x 4.22m)

Two windows to rear aspect, window to side aspect, radiator.

**Bedroom Three**

15' 7" x 9' 8" (4.75m x 2.95m)

Window to front aspect, radiator.

**Bedroom Four**

10' 1" x 8' 8" (3.07m x 2.64m)

Window to rear aspect, radiator, airing cupboard housing water cylinder.

**Bathroom**

Refitted to comprise low flush W.C., pedestal wash hand basin, freestanding claw foot roll top bath with shower over, fully tiled walls, window to rear aspect, radiator.

**Outside**

Front - Mostly laid with gravel and enclosed by low brick walling, driveway offering off road parking.

Rear - Mostly laid to lawn, outside tap, wooden shed, vehicular and gated rear pedestrian access, enclosed by wooden panelled fencing and brick walling.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band C (£1,759 per annum. Charges for 2021/22).

**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.

**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 Crystal Financial Services. 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.**

