

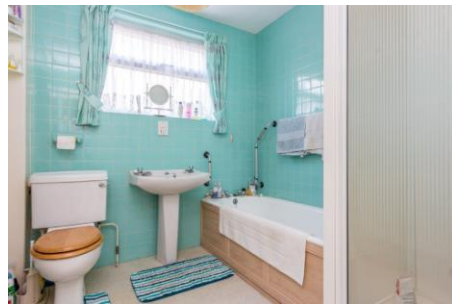
Mallard Close Higham Ferrers

richard james

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Total area: approx. 86.0 sq. metres (925.2 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.



Mallard Close Higham Ferrers NN10 8JQ
Freehold Price £399,995

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 to the market with no upward chain and situated in a sought after cul-de-sac is this detached two bedroomed bungalow which features a pleasant 70ft rear garden, garage and a driveway. Further benefits include a refitted kitchen with built-in appliances and pantry, built-in wardrobes to both bedrooms, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance porch, lounge, dining room, kitchen, utility, cloakroom, inner hallway, two bedrooms, bathroom, gardens to front and rear, garage and driveway.

Enter via front door to:

Porch

Window to front aspect, radiator, door to:

Lounge

17' 5" x 9' 9" (5.31m x 2.97m)

Two windows to front aspect, radiator, feature fireplace with log burner, coving to ceiling, through to:

Dining Room

15' 6" x 9' 10" (4.72m x 3m)

Sliding patio door to rear aspect, radiator, coving to ceiling, door to:

Kitchen

13' 10" x 8' 10" (4.22m x 2.69m)(This measurement includes the area provided by the kitchen units)

Refitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built in oven, hob, extractor, fridge/freezer, slimline dishwasher, tiled splash backs, breakfast bar, window to rear aspect, radiator, pantry with window to rear aspect, door to:

Utility Room

Comprising plumbing for washing machine, wall mounted gas boiler serving domestic hot water and central heating systems, window to rear aspect, radiator, personnel door to garage, door to:

Cloakroom

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

Inner Hallway

Loft access, doors to:

Bedroom One

12' 10" x 11' 11" (3.91m x 3.63m)

Window to rear aspect, radiator, range of built in furniture.

Bedroom Two

11' 11" x 9' 10" max. (to include area occupied by wardrobes) (3.63m x 3m)

Two windows to front aspect, radiator, range of built in wardrobes.

Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath, shower cubicle, tiled splash backs, radiator, window to rear aspect.

Outside

Front - Mostly lawned, border stocked with plants and shrubs, driveway providing off road parking for two/three vehicles, leading to:

Garage - Up and over door, power and light connected, window to side aspect. Garage measures approximately 16' 8" x 8' 7" internally.

Rear - Patio area, lawned with established borders stocked with a variety of plants, shrubs and bushes, outside tap, greenhouse, wooden shed, further patio with wooden pergola, enclosed by wooden panelled fencing with gated side pedestrian access. Garden measures approximately 72ft in length.

Energy Performance Rating

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

Council Tax

We understand the council tax is band D (£1,979 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

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.

