



Total area: approx. 46.8 sq. metres (503.8 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.



Kingsmead Park, Bedford Road, Rushden, NN10 0NF Price £155,000

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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Recently refurbished throughout by the current owner is this two bed roomed park home for the over 50's which features a refitted kitchen with built-in appliances and a refitted shower room. Outside you'll find a wraparound garden which has been landscaped and has the bonus of being enclosed by wooden fencing. Further benefits include allocated off road parking for one car (plus use of visitor spaces), a nearby bus stop, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, kitchen/breakfast room, two bedrooms, shower room, gardens to front, rear and side and off road parking.

Enter via front door to:

Entrance Hall

Radiator, coving to ceiling, doors to:

Lounge

13' 3" x 10' 3" (4.04m x 3.12m)

Window to side aspect, French door to rear aspect, coving to ceiling, radiator, through to:

Kitchen/Breakfast Room

12' 9" x 9' 3" (3.89m x 2.82m)(This measurement includes the area provided by the kitchen units)

Refitted to comprise single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, built in stainless steel double oven, ceramic hob, extractor hood, built in fridge/freezer, washing machine, slimline dishwasher, tiled splash backs, window to rear aspect, door and window to side aspects, radiator, concealed wall mounted gas boiler serving domestic hot water and central heating systems, coving to ceiling.

Bedroom One

9' 8" x 7' 3" (2.95m x 2.21m)

Window to front aspect, radiator, coving to ceiling.

Bedroom Two

7' 11" x 7' 10" (2.41m x 2.39m)

Window to front aspect, radiator, built in wardrobes.

Shower Room

Refitted to comprise low flush W.C., wall mounted wash hand basin, walk in shower with glass side screen, chrome heated towel rail, window to side aspect, extractor, spotlights to ceiling.

Outside

Wraparound garden comprising large patio, lawned and gravelled areas, electric outside courtesy lighting, enclosed by wooden fencing.

Material Information

The property tenure is not applicable to a park home.

We understand that the ground rent is approx. £160 per calendar month and this is payable to Turners Parks Group Ltd. Park rules are available upon request.

Energy Performance Rating

Park homes are exempt.

Council Tax

We understand the council tax is band A (£1,504 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.

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.

