



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 0HP

### Freehold Price £225,000

**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



**Offered with no upward chain is this two/three bed roomed semi-detached bungalow which is in a non-estate location set back from the road. The property features a driveway providing off road parking, single garage and a conservatory. The property requires updating throughout yet does benefit from uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, kitchen, two bedrooms, dining room/third bedroom, bathroom, conservatory, gardens to front and rear, garage and driveway.**

Enter via front door with side screen to:

#### **Entrance Hall**

Tiled floor with underfloor heating, dado rail, radiator, built-in cupboard, doors to:

#### **Lounge**

16' 3" x 12' 5" (4.95m x 3.78m)

Window to front aspect, radiator, feature fireplace, coving to ceiling.

#### **Kitchen**

10' 5" x 9' 11" (3.18m x 3.02m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, ceramic hob, extractor hood, space for oven, plumbing for washing machine, space for fridge/freezer, tiled splash backs, window and door to rear aspect, tiled floor, cupboard housing wall mounted gas boiler serving domestic central heating and hot water systems and hot water cylinder.

#### **Dining Room/Bedroom Three**

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

Radiator, French doors to:

#### **Conservatory**

14' 7" x 9' 10" (4.44m x 3m)

Of brick/uPVC construction, tiled floor with underfloor heating, French doors to rear aspect, radiator, power and light connected.

#### **Bedroom One**

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

Window to front aspect, radiator.

#### **Bedroom Two**

9' 10" x 6' 11" (3m x 2.11m)

Window to side aspect, radiator.

#### **Bathroom**

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, tiled floor, window to rear aspect, heated towel rail.

#### **Outside**

Front - Lawn with borders stocked with variety of shrubs, bushes and trees, driveway providing off road parking for several vehicles, leading to:

Single garage - Up and over door, power and light connected, window and door to side aspect.

Rear - Patio area, outside tap, lawn with established borders stocked with bushes, shrubs and trees, brick store, enclosed by wooden fencing with gated side pedestrian access. Enjoys a high degree of privacy.

#### **Energy Performance Rating**

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

#### **Council Tax**

We understand the council tax is band C (£2,005 per annum. Charges for 2024/25).

#### **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](http://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.**

