



Total area: approx. 137.4 sq. metres (1478.5 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.



Moor Road Rushden NN10 9SP
Freehold Price £350,000

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 surveyors 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



Built circ 1888 is this impressive four bedroom property which has been refurbished and now benefits from a 18ft max x 14ft max refitted kitchen/breakfast room with a range of built in appliances and underfloor heating, uPVC double glazing, an ensuite shower room to the master bedroom, a refitted cloakroom, gas radiator central heating, allocated off road parking and newly laid carpets throughout. The property further offers separate reception rooms and character features to include fireplaces, high ceilings and picture rails. Viewing is highly recommended to appreciate the size and condition. The accommodation briefly comprises entrance porch, entrance hall, lounge, dining room, cloakroom, kitchen/dining room, breakfast room, master bedroom with ensuite shower room, three further bedrooms, bathroom and gardens to front and rear.

Enter via uPVC double doors.

Entrance Porch

Glazed door with light inserts to.

Entrance Hall

Tiled floor, stairs to first floor landing with a 16ft max understairs cupboard with obscure glazed window to side aspect, radiator.

Lounge

15' 0" into bay x 13' 1" max (4.57m x 3.99m)

Feature fireplace, bay window to front aspect, radiator, window to side aspect, picture rail.

Dining Room

13' 11" max x 12' 6" max (4.24m x 3.81m)

Feature fireplace, window to side aspect, radiator, picture rail.

Cloakroom

Comprising wash hand basin situated in vanity unit, low flush W.C., downlights to ceiling, tiled floor.

Kitchen/Breakfast Room

18' 4" max x 14' 3" max (5.59m x 4.34m) Overall measurement

Kitchen

Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing granite work surfaces, built in electric double oven and five ring gas hob with extractor fan over, integrated fridge/freezer, underfloor heating, integrated washing machine, dishwasher and dryer, skylight window, vertical radiator, window to rear aspect, tiled floor, cupboard housing gas fired boiler serving central heating and domestic hot water, under cupboard lighting.

Breakfast Room

uPVC sliding patio door to rear garden, feature fireplace, built in cupboard and drawers either side of the chimney breast, radiator, tiled floor.

First Floor Landing

Window to side aspect, picture rail, walk in cupboard, doors to.

Bedroom One

14' 0" into recess x 11' 1" max narrowing to 8' 3" (4.27m x 3.38m)

Window to rear aspect, radiator, picture rail, door to.

Ensuite Shower Room

Comprising tiled shower enclosure, low flush W.C., wash hand basin set in vanity unit, obscure glazed window to side aspect, laminate flooring, downlights to ceiling.

Bedroom Two

12' 7" max x 12' 3" max (3.84m x 3.73m)

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

Bedroom Three

10' 9" max x 10' 0" plus recess (3.28m x 3.05m)

Window to side aspect, radiator.

Bedroom Four

8' 6" x 7' 8" (2.59m x 2.34m)

Window to front aspect, radiator.

Bathroom

Refitted to comprise of panelled bath with shower over, low flush W.C., wash hand basin set in vanity unit, obscure glazed window to side aspect, towel radiator, access to loft space, downlights to ceiling.

Outside

Front - Retaining wall, adjacent parking space.

Rear - Patio area, enclosed by panel fencing, pedestrian access to front.

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 (£2.256 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. 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.

