Steeple Way Rushden

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Ground Floor Approx. 34.1 sq. metres (366.8 sq. feet) First Floor Approx. 34.1 sq. metres (366.8 sq. feet) Bedroom 1 Bedroom 2 Richard Floor Approx. 34.1 sq. metres (366.8 sq. feet) Bedroom 2

Total area: approx. 68.2 sq. metres (733.7 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.







Steeple Way Rushden NN10 OUT Freehold Price 'Offers in excess of' £240,000

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthling borough 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 at 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 resonable 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 exchange 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 sdictor 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 modern three bedroomed semi-detached house with a garage and off road parking. It is situated in a cul-de-sac location and within close proximity to the A6 and the A45, making it an ideal purchase for commuters. Further benefits include uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, kitchen, cloakroom, lounge/dining room, three bedrooms, bathroom, rear garden, a garage and a driveway.

Enter via composite front door to:

Entrance Hall

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

Comprising low flush W.C., pedestal wash hand basin, tiled splash back, radiator, window to side aspect, tiled floor.

 $8' 8" \times 7' 10"$ (2.64m x 2.39m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in stainless steel oven, gas hob, extractor hood, space for dishwasher and washing machine, space for fridge/freezer, window to front.

Lounge/Dining Room

5' 7" max x 14' 4" max (4.75m x 4.37m)

'L' shaped room, window and French doors to rear aspect, two radiators, under stairs storage cupboard.

First Floor Landing

Airing cupboard housing hot water cylinder, loft access, doors to:

Bedroom One

12' 5" x 8' 10" (3.78m x 2.69m)

Window to rear aspect, radiator.

Bedroom Two

10' 10" x 8' 10" (3.3m x 2.69m) Window to front aspect, radiator.

Bedroom Three

7' 0" x 6' 6" (2.13m x 1.98m)

Window to rear aspect, radiator.

Bathroom

Comprising low flush W.C., pedestal hand wash basin, panelled bath with shower over, tiled splash backs, tiled floor, radiator, window to front aspect.

Outside

Front – Lawn, driveway providing off road parking, leading to:

Garage - Roller door, personnel door to garden.

Rear - Patio, lawn with gravelled borders, wooden shed, enclosed by wooden fencing.

Energy Performance Rating

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

We understand the council tax is band C (£2,006 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.

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.



For offers to be submitted in the best light, the majority of

vendors require us to confirm buyers have been financially

until contracts have been exchanged.

will retain a record on file.

Act 2002

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

Money Laundering Regulations 2017 & Proceeds of Crime

purchaser will be required to provide official I.D; proof of address,

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

In order to comply with the above Regulations, an intending

evidence of funding and source of deposit clearly showing the



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.

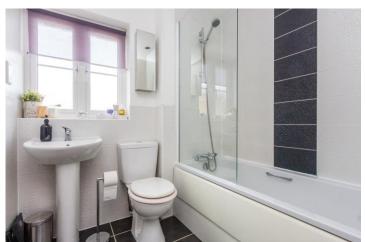
The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

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.**









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