

Windmill Road Rushden

richard james

www.richardjames.net



Windmill Road Rushden NN10 9TN
Freehold Price £220,000

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



Are you looking for a Victorian two bedroomed detached house with a garden room which would be ideal to work from home or to use as a workshop? Further benefits include a refitted kitchen, refitted bathroom, low maintenance rear garden, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, two bedrooms, bathroom, garden room and rear garden.

Enter via front door to:

Porch
Quarry tiled flooring, door to:

Entrance Hall
Tiled floor, radiator, stairs rising to first floor landing, door to:

Lounge/Dining Room
24' 11" x 10' 8" max (7.59m x 3.25m)

Lounge Area
Bay window to front aspect, radiator, coving to ceiling, log burner with tiled hearth, through to:

Dining Area
Radiator, window to rear aspect, coving to ceiling, door to:

Kitchen
14' 5" x 7' 11" (4.39m x 2.41m) (This measurement includes area occupied by kitchen units)
Refitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, space for range cooker, space for American style fridge/freezer, plumbing for washing machine, extractor hood, tiled floor, tiled splash backs, window to side aspect, French doors and window to rear aspect, radiator, under stairs storage cupboard, coving to ceiling.

First Floor Landing
Loft access, window to side aspect, built-in cupboard, doors to:

Master Bedroom
13' 0" x 12' 2" (3.96m x 3.71m)
This measurement includes area occupied by wardrobes) Two windows to front aspect, radiator, range of freestanding wardrobes.

Bedroom Two
12' 5" x 7' 11" (3.78m x 2.41m)
Window to rear aspect, radiator.

Bathroom
Refitted to comprise low flush W.C., pedestal wash hand basin, 'P' shaped bath with electric shower over, fully tiled walls, radiator, window to rear aspect, airing cupboard housing wall mounted gas combination boiler serving domestic central heating and hot water systems.

Outside
Rear - Extensive wooden decked area, artificial lawn area, raised beds stocked with a variety of plants, gated rear pedestrian access, enclosed by wooden fencing and brick walling.

Garden Room - 14' 9" x 7' 5" Comprising eye and base level units providing work surfaces, wine rack, power and light connected, French doors and two windows to side aspect.

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

Council Tax
We understand the council tax is band B (£1,842 per annum. Charges for 2025/26).

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.

