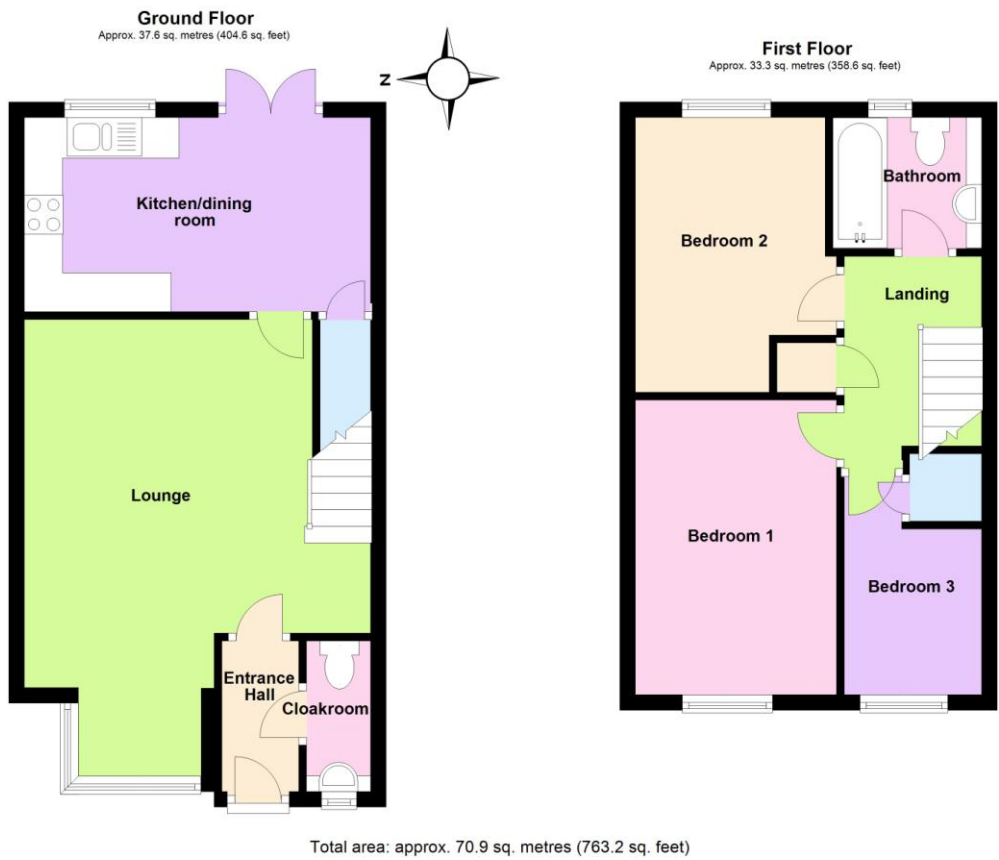


Aintree Drive   Rushden

richard james

www.richardjames.net



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.

Aintree Drive Rushden NN10 0YS

Freehold Price £235,000

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 modern three bedroomed home situated in a great area just off Barrington Road which would make a great first time buy or buy-to-let investment? Benefits include off road parking for two cars, a cul-de-sac location, uPVC double glazing, gas radiator central heating and a 50ft rear garden. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via front door to:

Entrance Hall

Radiator, coving to ceiling, doors to:

Cloakroom

Comprising low flush W.C., vanity wash hand basin, tiled splash backs, window to front aspect.

Lounge

19' 6" narrowing to 13' 3" x 14' 7" (5.94m x 4.44m)

Box bay window to front aspect, two radiators, feature electric fireplace, coving to ceiling.

Kitchen/Dining Room

14' 7" x 8' 3" (4.44m x 2.51m) (This measurement includes area occupied by kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboard under, mixer tap with water filter, a range of eye level and base units providing work surfaces, tiled splash backs, built-in stainless steel electric oven and gas hob with extractor over, plumbing for washing machine, space for fridge/freezer, tiled floor, under stairs storage cupboard, window to rear aspect, French doors to rear aspect.

First Floor Landing

Loft access, airing cupboard housing wall mounted gas boiler serving domestic central heating and hot water system, doors to:

Bedroom One

12' 4" x 8' 5" (3.76m x 2.57m)

Window to front aspect, radiator.

Bedroom Two

11' 8" narrowing to 9' 3" x 8' 1" (3.56m x 2.46m)

Window to rear aspect, radiator.

Bedroom Three

9' 4" narrowing to 6' 11" x 5' 9" (2.84m x 1.75m)

Window to front aspect, radiator, built-in cupboard.

Bathroom

Comprising low flush W.C., vanity wash hand basin, panelled bath with mixer shower attachment, tiled splash backs, radiator, extractor, window to rear aspect.

Outside

Front - Lawn, outside tap, off road parking for two cars.

Rear - Paved patio, mostly lawn, outside tap, outside light, wooden shed, enclosed by wooden fencing with gated rear pedestrian access.

Energy Performance Rating

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

Council Tax

We understand the council tax is band C (£2,106 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](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.**

