

Browning Close Rushden

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Total area: approx. 132.8 sq. metres (1429.7 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.

Browning Close Rushden NN10 0YW
Freehold Price £435,000

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.

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Northants NN8 1BS
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Rushden Office ☐
74 High Street Rushden
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Offered to the market with no upward chain and overlooking a small green is this extended four bedroomed detached house which features an open plan kitchen/living/family space plus two further reception rooms and it's very own garden room! The property is located in a cul-de-sac and is just a short walk to the Rushden Primary Academy. Further benefits include built-in kitchen appliances, two bathrooms, off road parking, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, dining room, study, kitchen/lounge/family room, four bedrooms, ensuite shower room, family bathroom, gardens to front and rear, garden room/garage and off road parking.

Enter via front door to:

Entrance Hall

Radiator, under stairs storage cupboard, stairs rising to first floor landing, doors to;

Cloakroom

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

Study

9' 9" x 6' 11" (2.97m x 2.11m)
Window to front aspect, radiator.

Dining Room

10' 10" x 9' 1" (3.3m x 2.77m)
Window to front aspect, radiator.

Kitchen Area

17' 8" x 8' 10" (5.38m x 2.69m) (This measurement includes area occupied by kitchen units)
Refitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, freestanding range cooker, extractor hood, built-in dishwasher, built-in washing machine and fridge/freezer, window to side aspect with fitted wooden shutters, window to rear aspect with fitted wooden shutters, concealed wall mounted gas boiler serving domestic central heating and hot water systems, through to:

Lounge Area

16' 10" x 11' 2" (5.13m x 3.4m)
Feature fireplace, radiator, through to:

Family Area

12' 2" x 8' 6" (3.71m x 2.59m)
Bi-fold doors to rear aspect, radiator, skylight to rear aspect.

First Floor Landing

Window to front aspect, radiator, airing cupboard housing hot water cylinder, doors to:

Master Bedroom

13' 7" x 9' 0" (4.14m x 2.74m)
Window to rear aspect, radiator, a range of built-in wardrobes, door to:

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, window to rear aspect, heated towel rail.

Bedroom Two

11' 6" x 8' 6" (3.51m x 2.59m)
Window to rear aspect, radiator, two double built-in wardrobes, loft access.

Bedroom Three

11' 0" x 9' 0" (3.35m x 2.74m)
Window to front aspect, radiator.

Bedroom Four

8' 8" x 8' 0" (2.64m x 2.44m)
Window to front aspect, radiator.

Family Bathroom

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

Outside

Front - Gravelled with bushes, driveway providing off road parking.

Rear - Of low maintenance design comprising artificial lawn, pergola, patio and decked areas, outside tap, enclosed by wooden fencing with gated side pedestrian access.

Garage/Garden Room - Currently used as a home pub, there are bi fold doors to front aspect and power and light is connected.

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 E (£2,758 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

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.

