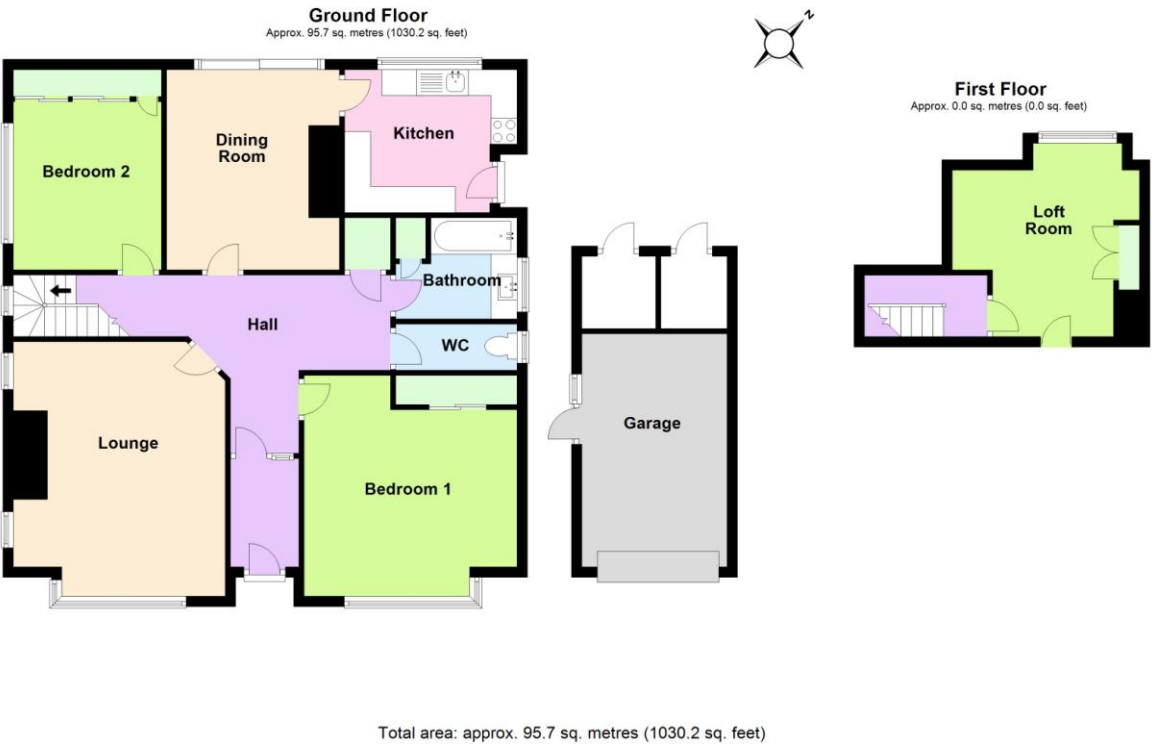


Palm Road Rushden

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.

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.

Palm Road Rushden NN10 6AS

Freehold Price £260,000

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



Offered with no upward chain and situated within walking distance of Rushden Lakes is this two bedroomed detached bungalow which features a pleasant rear garden measuring in excess of 100ft, separate reception rooms, a loft room, single garage and driveway. The property requires refurbishment through out but does feature some double glazing. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, two bedrooms, bathroom, separate W.C., loft room, gardens to front and rear, garage and driveway.

Enter via front door to:

Entrance Hall

Dado rail, built-in cupboard, storage heater, coving to ceiling, stairs rising to loft room, doors to:

Lounge

16' 0" max x 13' 5" (4.88m x 4.09m)

Window to front aspect, two windows to side aspect, electric storage heater, feature brick fireplace.

Dining Room

12' 8" x 10' 11" max (3.86m x 3.33m)

Sliding patio doors to rear aspect, electric storage heater, feature open fireplace, coving to ceiling, door to:

Kitchen

10' 11" max x 8' 10" (3.33m x 2.69m) (This measurement includes area occupied by kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, freestanding cooker, plumbing for washing machine, space for under counter fridge, tiled splash backs, window to rear aspect, door to side aspect.

Bedroom One

14' 0" max x 13' 5" max (4.27m x 4.09m)

Window to front aspect, electric heater, built-in wardrobes.

Bedroom Two

10' 7" up to wardrobes x 9' 4" (3.23m x 2.84m)

Window to side aspect, electric heater, a range of built-in wardrobes.

Bathroom

Comprising vanity sink unit, bath with shower attachment, window to side aspect, airing cupboard housing hot water cylinder.

Separate W.C.

Comprising low flush W.C., window to side aspect.

Loft Room

12' 4" max x 11' 10" max (3.76m x 3.61m)

Window to rear aspect, built-in wardrobes, access to loft area.

Outside

Front - Mostly gravelled and enclosed by low brick wall, driveway providing off road parking for two vehicles, leading to:

Garage - Up and over door, personnel door and window to side aspect.

Rear - Paved patio, lawn with established borders stocked with a variety of shrubs, bushes and trees, wooden shed, two brick stores, enclosed by wooden fencing with gated side pedestrian access. Enjoys a high degree of privacy and measures in excess of 100ft in length.

Energy Performance Rating

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

Council Tax

We understand the council tax is band D (£2,257 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.

