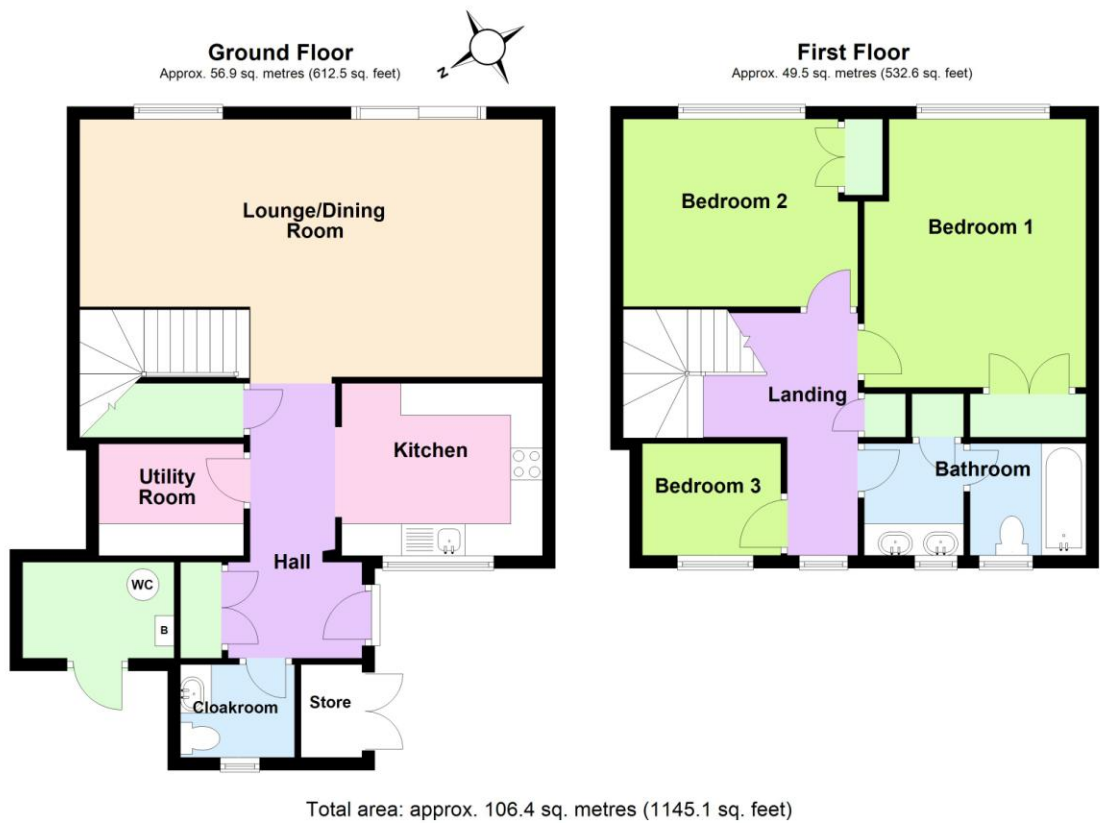


The Crescent Chelston Rise

richard james

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The Crescent Chelston Rise NN9 6AU Freehold Price £275,000

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27 Sheep Street Wellingborough
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01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office ☐
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Northants NN10 0PQ
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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.

Are you searching for a three bedroomed home in a rural setting with generous living space and a large garden? This might just be the one for you! This property includes a modern kitchen and bathroom, has off-road parking for two cars and benefits from a workshop and summerhouse. There is also plenty of storage with built-in wardrobes to bedrooms one and two, along with the added convenience of gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, cloakroom, kitchen, utility room, lounge/dining room, three bedrooms, bathroom, gardens to front and rear, brick store and off road parking for two cars.

Enter via front door to:

Hallway

Built-in double cupboard, radiator, under stairs storage cupboard, coving to ceiling, tiled floor, doors to:

Cloakroom

Refitted to comprise low flush W.C., vanity sink unit, tiled splash backs, window to front aspect, radiator, coving to ceiling.

Kitchen

10' 3" x 8' 11" (3.12m x 2.72m) (This measurement includes area occupied by kitchen units)

Refitted to comprise single drainer sink unit with cupboard under, a range of eye level and base units providing wooden work surfaces, stainless steel range cooker, extractor hood, space for American style fridge/freezer, plumbing for dishwasher, tiled splash backs, window to front aspect, coving to ceiling.

Utility Room

7' 6" x 5' 5" (2.29m x 1.65m)

Comprising eye level and base units providing work surface, plumbing for washing machine, space for tumble dryer, tiled splash backs, tiled floor, coving to ceiling.

Lounge/Dining Room

23' 9" x 13' 5" (7.24m x 4.09m)

Window and sliding patio doors to rear aspect, two radiators, tiled floor, coving to ceiling.

First Floor Landing

Built-in cupboard, window to front aspect, coving to ceiling, loft access, doors to:

Bedroom One

13' 9" max x 11' 4" (4.19m x 3.45m)

Window to rear aspect, radiator, built-in double wardrobe, coving to ceiling.

Bedroom Two

12' 1" max x 9' 9" (3.68m x 2.97m)

Window to rear aspect, radiator, built-in wardrobe, coving to ceiling.

Bedroom Three

7' 2" x 5' 8" (2.18m x 1.73m)

Window to front aspect, coving to ceiling.

Bathroom

Refitted to comprise low flush W.C., twin sink vanity unit, panelled bath with shower over, tiled splash backs, two windows to front aspect, built-in cupboard, coving to ceiling.

Outside

Front - Mostly lawn, outside tap, brick store, shared boiler room with wall mounted gas boiler serving domestic central heating and hot water systems, allocated off road parking for two cars plus use of communal visitor spaces.

Rear - Patio with veranda, wooden decked area, lawn with bushes and shrubs, greenhouse, wooden shed and wooden workshop (both have power connected), outside tap, enclosed by wooden fencing with gated rear pedestrian access.

Material Information

The property tenure is Freehold. There is an estate maintenance charge of approx. £25.00 per month for the upkeep of the communal areas (these details should be checked by the purchasers legal representative before entering a commitment to purchase).

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,779 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.

