

Wymington Road Rushden

richard james

www.richardjames.net



Wymington Road Rushden NN10 9JX
Freehold Price £260,000

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



Offered with no upward chain and situated in a popular residential location near to South End School and Hall Park is this extended four bedroomed semi-detached house which has three reception rooms, garage and off road parking. Further benefits include an established garden which backs on to Hall Park, two bathrooms, gas radiator central heating and uPVC double glazing. Please note that the property requires general refurbishment throughout. The accommodation briefly comprises entrance hall, lounge, study, bathroom, dining room, kitchen, conservatory, four bedrooms, shower room, rear garden, garage and driveway.

Enter via front door to:

Entrance Hall

Radiator, stairs rising to first floor landing, coving to ceiling, doors to:

Study

10' 6" x 7' 10" (3.2m x 2.39m)
Windows to front and side aspects, radiator.

Lounge

16' 3" x 11' 5" max (4.95m x 3.48m)
Windows to front and side aspects, radiator, feature fireplace.

Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, window to side aspect, airing cupboard housing hot water cylinder, radiator.

Dining Room

14' 5" max x 11' 11" (4.39m x 3.63m)
Radiator, window to rear aspect, feature fireplace, under stairs storage cupboard, door to:

Kitchen

12' 3" x 10' 4" max (3.73m x 3.15m)
Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, space for cooker, plumbing for washing machine, space for fridge/freezer, window to rear aspect, radiator, door to:

Conservatory

9' 9" x 9' 0" (2.97m x 2.74m)
Of brick/uPVC construction, window and door to rear aspect, power and light connected.

First Floor Landing

Loft access, doors to:

Bedroom One

12' 8" x 11' 10" (3.86m x 3.61m)
Bay window to front aspect, radiator, a range of built-in wardrobes.

Bedroom Two

11' 9" x 11' 4" (3.58m x 3.45m)
Window to rear aspect, radiator.

Bedroom Three

11' 1" x 8' 0" (3.38m x 2.44m)
Windows to side and rear aspects, radiator, access to eaves storage.

Bedroom Four

9' 11" x 7' 11" (3.02m x 2.41m)
Window to front aspect, radiator.

Shower Room

Comprising low flush W.C., vanity sink unit, shower cubicle, tiled splash backs, window to side aspect, radiator.

Outside

Front - Borders stocked with bushes and shrubs, mature tree, driveway providing off road parking, leading to:

Garage - Accessed via double wooden doors.

Rear - Patio area, pond, steps down to mostly lawn with border stocked with bushes and trees, greenhouse, wooden house, enclosed by wooden fencing. The garden backs on to Hall Park.

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 D (£2,369 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.

