



Irchester Road, Rushden NN10 9XQ

welcome to

Irchester Road, Rushden

This Fifteen Bedroom Detached former care home offers lots of potential. A driveway providing lots of off road parking. The property extends to Four levels including a basement, ground floor, first floor and second floor. There is a large rear garden, plenty of parking to the front and a garage.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor Level

Side Reception

11' 6" max x 9' 8" (3.51m max x 2.95m)

Main Entrance Hall

23' 1" x 13' 11" (7.04m x 4.24m)

Cloakroom

Lounge

19' 2" x 13' 11" (5.84m x 4.24m)

Dining Room

18' 6" x 13' 1" (5.64m x 3.99m)

Kitchen One

22' 11" x 10' 1" (6.99m x 3.07m)

Kitchen Two

7' 9" x 9' 8" (2.36m x 2.95m)

Cloakroom

Utility Room

9' 6" x 7' 9" (2.90m x 2.36m)

Communal Room

31' 3" x 24' 5" (9.53m x 7.44m)

Bedroom One

12' 11" x 10' (3.94m x 3.05m)

En Suite

Basement Area

Communal Room

23' 4" x 14' 3" (7.11m x 4.34m)

Kitchen Three

17' 2" x 9' 6" (5.23m x 2.90m)

Cloakroom One

Cloakroom Two

Storage Room One

Storage Room Two

Conservatory

11' 1" x 7' 1" (3.38m x 2.16m)

First Floor Level

Bedroom Two

11' 1" x 9' 9" (3.38m x 2.97m)

En Suite

Bedroom Six

11' 1" x 9' 9" (3.38m x 2.97m)

Bedroom Seven

11' 1" x 9' 9" (3.38m x 2.97m)

Cloakroom

Bathroom

Bathroom Two



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Irchester Road, Rushden

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED FORMER CARE HOME
- FIFTEEN BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

£950,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RSD109337](https://www.williamhbrown.co.uk/Property/RSD109337)



Property Ref:
RSD109337 - 0005

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