



**Lodge Road, Rushden NN10 9HA**

**welcome to**

**Lodge Road, Rushden**

This former care home property comprises Ten bedrooms, Five bathrooms some en suites, communal areas dining rooms and large kitchen. Externally there is off road parking for several cars and the rear garden has seating areas, laundry room and sun room.



## 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:

### Entrance Hall

Stairs leading to the first floor and storage cupboard.

### Wet Room With Wc

### Large Bedroom One

15' 11" x 15' 4" ( 4.85m x 4.67m )  
with En Suite.

### Side Hall

### Communal / Dining Room One

35' 11" x 8' 11" ( 10.95m x 2.72m )

### Large Bedroom Two

12' 2" x 10' 11" ( 3.71m x 3.33m )  
with En Suite.

### Bedroom Eight

12' 5" x 8' 10" ( 3.78m x 2.69m )

### Bedroom Nine

12' 5" x 8' 11" ( 3.78m x 2.72m )

### Shower Room

### Kitchen

20' 8" x 10' 10" ( 6.30m x 3.30m )

### Communal / Dining Room Two

14' x 20' 5" ( 4.27m x 6.22m )

### Sun Lounge / Conservatory

8' 7" x 13' 2" ( 2.62m x 4.01m )

## First Floor:

### Landing

Boiler Cupboard and two loft access points.

### Bedroom Ten

10' 11" x 8' 11" ( 3.33m x 2.72m )

### Bathroom

### Bedroom Six

11' 9" x 11' 11" ( 3.58m x 3.63m )

### Bedroom Seven

8' 11" x 9' ( 2.72m x 2.74m )

### Bedroom Five

12' 5" x 8' 10" ( 3.78m x 2.69m )

### Bedroom Three

18' 2" x 10' 11" ( 5.54m x 3.33m )

### Bedroom Four

8' 10" x 12' 5" ( 2.69m x 3.78m )

### Shower Room



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## Lodge Road, Rushden

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- DETACHED FORMER CARE HOME

Tenure: Freehold EPC Rating: E

guide price

**£700,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RSD109323 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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