



Irchester Road, Rushden NN10 9QX

welcome to

Irchester Road, Rushden

A beautifully renovated three-bedroom semi-detached home in Rushden, offered with no onward chain. Featuring a landscaped rear garden with annex, outdoor kitchen area including pizza oven and BBQ, plus off-road parking for multiple cars.

Guide price £280,000 via Modern Method of Auction.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Entrance Hall

Entered via double glazed door to the front aspect, double glazed obscure windows to the front aspect, stairs rising to first floor landing, door to understairs storage, porcelain tiles, spotlights to ceiling, radiator and doors leading to:

Cloakroom

Suite comprising shower, wash hand basin, low level WC, heated towel rail, extractor fan and fully tiled.

Lounge

23' 4" x 11' 3" (7.11m x 3.43m)

Double glazed Bay window to the front aspect, ultra modern Media wall with built in LED lighting, coving to ceiling, radiator and archway leading to Kitchen/Dining room.

Kitchen/ Dining Room

16' 11" x 11' 3" (5.16m x 3.43m)

Fitted kitchen comprising high gloss wall and base units with worksurfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, electric over and induction hob with stainless steel cooker hood over, space for fridge freezer, plumbing for dishwasher, spotlights to ceiling, radiator, double glazed window to the rear aspect, two Velux windows and double glazed French doors to the rear aspect leading to rear garden.

Utility Room

6' 6" x 5' 5" (1.98m x 1.65m)

double glazed window to the side aspect, plumbing for washing machine and space for tumble dryer.

First Floor Landing

Stairs rising from entrance hall, double glazed window to the side aspect, access to loft space and doors leading to all rooms.

Bedroom One

12' x 9' 11" (3.66m x 3.02m)

Double glazed window to the front aspect, fitted wardrobes, fitted blinds, spotlights to ceiling and radiator.

Bedroom Two

11' 9" x 10' 10" (3.58m x 3.30m)

Double glazed window to the rear aspect, fitted wardrobes, fitted blinds, spotlights to ceiling and radiator.

Bedroom Three

8' 11" x 8' 1" (2.72m x 2.46m)

Double glazed window to the front aspect and radiator.

Bathroom

Suite comprising 'P' shaped bath with shower over, vanity wash hand basin, low level WC, heated towel rail, extractor fan, fully tiled and double glazed obscure window to the rear aspect.

Externally

Front

Open frontage laid with block paving providing off road parking.

Rear Garden

Mainly laid with Astro turf for easy maintenance, flower and gravel borders and fully enclosed with timber fencing.



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Irchester Road, Rushden

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Off Road Parking

Tenure: Freehold EPC Rating: E

guide price

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RSD109727 - 0002

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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.



william h brown



01933 410717



Rushden@williamhbrown.co.uk



52 High Street, Rushden, Northamptonshire,
NN10 0PJ



williamhbrown.co.uk