



Total area: approx. 92.2 sq. metres (992.9 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



Nursery Gardens Irthlingborough NN9 5DE Freehold Price £269,500

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 surveyor's 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.

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74 High Street Rushden
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Offered with no upward chain and situated in a cul de sac one and one of Irthlingborough's most sought after residential areas is this three bed roomed semi detached property with features to include gas radiator central heating, uPVC double glazing and offers off road parking for two cars. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, conservatory, three bedrooms, bathroom, front and rear gardens, single garage and a driveway.

Enter via front door to:

Entrance Hall

Window to front aspect, radiator, vinyl flooring, coving to ceiling, doors to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, window to side aspect, vinyl flooring, coving to ceiling, radiator.

Lounge

18' 4" x 12' 7" (5.59m x 3.84m)

Bay window to front aspect, electric fire with feature surround and raised hearth, laminate flooring, radiator, under stairs storage cupboard, T.V. and telephone points, coving to ceiling, stairs rising to first floor landing, door to:

Kitchen/Dining Room

15' 6" x 8' 6" (4.72m x 2.59m) (This measurement includes area occupied by kitchen units)

Fitted to comprise composite one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, tiled splash backs, built-in stainless steel cooker, electric hob, extractor, built-in slimline dishwasher, washing machine, radiator, vinyl flooring, coving to ceiling, sealed unit wooden framed double glazed window to rear aspect, double doors to:

Conservatory

16' 7" x 7' 8" (5.05m x 2.34m)

Of brick/uPVC construction, perspex roof, tiled flooring, radiator, power and light, courtesy door to garage.

First Floor Landing

Window to side aspect, coving to ceiling, loft access, airing cupboard housing wall mounted gas boiler serving domestic hot water and central heating systems, doors to:

Bedroom One

12' 8" x 9' 1" max. (3.86m x 2.77m)

Window to front aspect, built-in wardrobe, radiator.

Bedroom Two

11' 6" max. x 8' 1" (3.51m x 2.46m)

Built-in wardrobe, skylight to rear aspect, radiator,

Bedroom Three

8' 2" max. x 6' 6" max. (2.49m x 1.98m)

Window to front aspect, laminate flooring, radiator.

Bathroom

Fitted to comprise low flush W.C., vanity sink with cupboard under, tiled splash backs, corner shower cubicle, extractor, vinyl flooring, chrome heated towel rail, skylight to rear aspect.

Outside

Front - Laid with pebbles, outside tap, driveway providing off road parking for two cars, leading to:

Single Garage - 17' x 8' 8

Electric remote controlled roller door, power and light connected.

Rear - Mainly paved with border stocked with flowers and bushes, outside tap, wooden shed, enclosed by wooden panelled fencing.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,806 per annum. Charges for 2024/2025).

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.

