

Saddlers Way Raunds

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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.

Saddlers Way Raunds NN9 6RS Freehold Price £240,000

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.

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27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

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28 High Street Irthlingborough
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74 High Street Rushden
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Offered with no upward chain and situated in a cul de sac is this modern three bedroomed semi detached property with benefits to include refitted kitchen with integrated appliances, refitted bathroom, uPVC double glazing, gas radiator central heating and offers off road parking for two cars. The accommodation briefly comprises porch, cloakroom, lounge/dining room, kitchen, three bedrooms with en suite shower room to master, bathroom, rear garden, single integral garage and a driveway.

Enter via part glazed front door to:

Cloakroom

Currently not fitted, plumbing for W.C. and wash hand basin, window to front aspect, radiator.

Lounge/Dining Room

21' 3" x 11' 5" (6.48m x 3.48m)
Stairs riding to first floor landing, window to front aspect, radiator, vinyl flooring, under stairs storage cupboards, coving and spotlights to ceiling, French door to rear aspect, to:

Kitchen

11' 9" x 7' 5" (5.69m x 2.26m)
Refitted to comprise single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, integrated stainless steel oven, ceramic hob, extractor, wine rack, plumbing for washing machine, tiled floor, door and window to rear aspect, radiator, American fridge/freezer space, spotlights to ceiling.

First Floor Landing

Loft access, cupboard housing water cylinder with fitted shelving, coving to ceiling, door to:

Bedroom One

13' 3" x 11' 2" (4.04m x 3.4m)
Window to front aspect, radiator, built in wardrobe, door to:

Ensuite Shower Room

Fitted to comprise low flush W.C., vanity sink with cupboard under, shower cubicle, tiled floor, towel rail, window to side aspect, extractor, fully tiled walls.

Bedroom Two

12' 0" x 8' 7" (3.66m x 2.62m)
Window to front aspect, radiator.

Bedroom Three

9' 3" max. x 7' 8" (2.82m x 2.34m)
Window to rear aspect, radiator, built in wardrobe.

Bathroom

Fitted to comprise low flush W.C., vanity sink with cupboards under, 'P' shape bath, tiled splash backs, tiled floor, window to rear aspect, towel rail, spotlights to ceiling.

Outside

Front - Mainly block paved double width driveway with off road parking for two cars leading to:

Single Garage - Up and over door, power and light connected.

Rear - Comprising paved patio, with water tap, gated side pedestrian access, main lawn with border, further paved patio, 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 C (£2,148 per annum. Charges for 2025/2026).

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.

