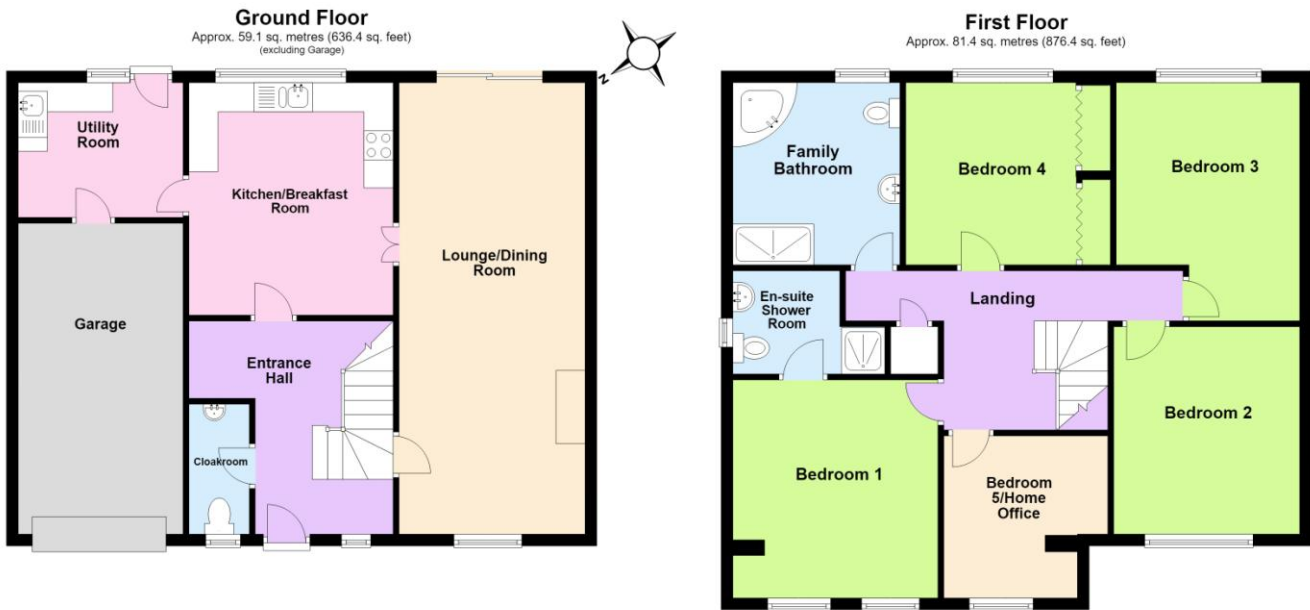


Shortwoods Close, Raunds

richard james

www.richardjames.net



Total area: approx. 140.5 sq. metres (1512.8 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.

Shortwoods Close Raunds NN9 6NF
Freehold Price 'Offers in excess of' £400,000

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.

Wellingborough Office ☐
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Situated within a small cul de sac off Newtown Road is this deceptively spacious five bedroomed detached property featuring over 1500 square feet of living space with benefits to include gas radiator central heating, majority uPVC double glazing, built in kitchen appliances and offers a 25ft lounge/dining room, low maintenance gardens and off road parking for two/three cars.. Please note the property would benefit from some updating and redecoration and is offered with no upward chain. Comprises entrance hall, cloakroom, lounge, kitchen/breakfast room, utility room, landing, five bedrooms with en suite shower room to master, family bathroom, rear garden, driveway and single garage.

Entry via part glazed front door through to:

Entrance Hall

Further window to front aspect, radiator, stairs rising to first floor landing, coving to ceiling, under stairs storage area, doors to:

Cloakroom

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

Lounge/Dining Room

25' 3" x 10' 4" (7.7m x 3.15m)

Window to front aspect, sliding patio doors to rear aspect, two radiators, living flame fire with feature brick surround and raised tiled hearth, TV point, serving hatch through to kitchen, coving to ceiling.

Kitchen

13' 0" x 11' 8" (3.96m x 3.56m)(This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl stainless steel single drainer sink unit with cupboard under, further range of eye and base level units providing work surfaces with tiled splash backs, integrated oven, four ring gas hob, extractor over, radiator, coving to ceiling, plumbing for washing machine, fridge space, door through to:

Utility Room

9' 4" x 7' 8" (2.84m x 2.34m)

Window and part glazed door to rear aspect, stainless steel single drainer sink unit with cupboard under, further base level unit with work surface, tiled splash backs, wall mounted gas boiler serving domestic hot water and central heating systems, radiator, coving to ceiling, door to garage.

First Floor Landing

Loft access, airing cupboard housing water cylinder with shelving over, coving to ceiling, doors to:

Bedroom One

12' 5" x 11' 8" (3.78m x 3.56m)

Two windows to front aspect, radiator, coving to ceiling, telephone point, door through to:

Ensuite Shower Room

Comprising low flush W.C, pedestal hand wash basin with tiled splash backs, shower cubicle, coving to ceiling, radiator, shaver point, window to side aspect.

Bedroom Two

11' 5" x 10' 4" (3.48m x 3.15m)

Window to front aspect, radiator, coving to ceiling.

Bedroom Three

10' 2" x 8' 8" (3.1m x 2.64m)

Window to rear aspect, radiator, a range of two built-in wardrobes with folding doors, coving to ceiling.

Bedroom Four

13' 4" max x 10' 5" (4.06m x 3.18m)

Window to rear aspect, radiator, coving to ceiling.

Bedroom Five

9' 5" x 9' 4" max (2.87m x 2.84m)

Window to front aspect, radiator, telephone point, coving to ceiling.

Family Bathroom

10' 3" x 9' 6" (3.12m x 2.9m)

Four piece suite comprising low flush W.C, pedestal hand wash basin with tiled splash backs, double shower cubicle, corner bath with shower attachment, tiled splash backs, coving to ceiling, shaver point, radiator, window to rear aspect.

Outside

Front - Double width driveway providing off road parking for two cars, further block paved area for a further small car, gravel border stocked with bushes and flowers, leading to:

Single Garage - Up and over door, measures 17' 8" x 9' 3, with power and light connected.

Rear - Garden is of low maintenance design, being mainly paved and block paved, gravelled with border stocked with various selection of shrubs, bushes, rockery, further circular flower bed, conifer screen, wooden shed, outside water tap, gated side pedestrian access, garden is enclosed by wooden panelled fencing,

Material Information

The tenure of this property is freehold.

Energy Performance Rating

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

Council Tax

We understand the council tax is band E (£3,107 per annum. Charges for 2026/2027).

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.

