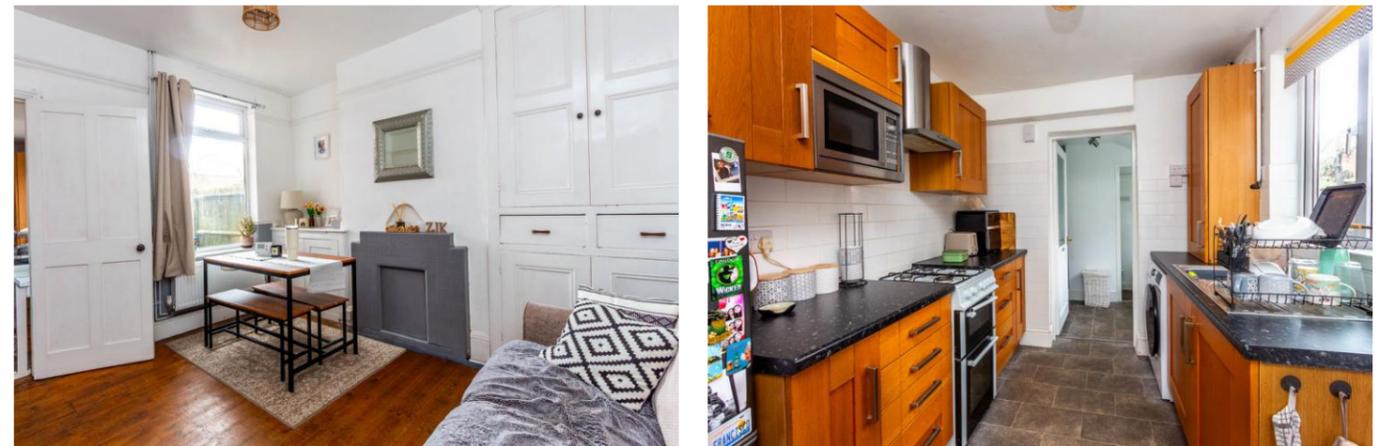




This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



**Cromwell Road Rushden NN10 0DR**  
**Freehold Price 'Offers in excess of' £190,000**

**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



**Offered to the market with no upward chain is this bay fronted three bed roomed semi detached house within walking distance to the town centre. Further benefits include a low maintenance rear garden, separate reception rooms, character fireplaces, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, living room, dining room, kitchen, downstairs shower room, three bedrooms and rear garden.**

Enter via front door to:

#### Entrance Hall

Stairs rising to first floor landing, radiator, doors to:

#### Lounge

12' 8" x 10' 9" (3.86m x 3.28m)

Bay window to front aspect, radiator, character fireplace.

#### Dining Room

11' 8" x 11' 0" (3.56m x 3.35m)

Window to rear aspect, feature fireplace, built-in cupboards, radiator, door to:

#### Kitchen

10' 0" x 7' 5" (3.05m x 2.26m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, space for freestanding gas cooker, plumbing for washing machine, tiled splash backs, window and door to side aspect, understairs storage cupboard, space for fridge freezer, concealed wall mounted gas boiler serving domestic central heating and hot water systems, door to:

#### Shower Room

Comprising pedestal wash hand basin, shower cubicle, radiator, window to side aspect, door to:

#### W.C.

Comprising low flush W.C., window to side aspect.

#### First Floor Landing

Built-in cupboard, loft access, doors to:

#### Bedroom One

15' 7" x 10' 11" (4.75m x 3.33m)

Window to front aspect, radiator, character fireplace.

#### Bedroom Two

11' 7" x 10' 1" (3.53m x 3.07m)

Window to rear aspect, radiator, character fireplace.

#### Bedroom Three

9' 9" x 7' 6" (2.97m x 2.29m)

Window to rear aspect, radiator.

#### Outside

Front - Small fore garden enclosed by low brick walling.

Rear - Of low maintenance design comprising courtyard area, gravelled with border stocked with bark chippings, enclosed by wooden fencing and brick walling with gated side pedestrian access.

#### 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 A (£1,661 per annum. Charges for 2026/27).

#### 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](http://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.**

