



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.



**Ruskin Avenue Wellingborough NN8 3EQ**  
**Freehold Price £260,000**

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 estateagents 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

**Irlingborough Office**   
28 High Street Irlingborough  
Northants NN9 5TN  
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**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
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**Offered with vacant possession is this mature three bedroom semi detached house which is conveniently situated local to schools a shop and other main amenities that benefits from uPVC double glazed doors and windows, gas radiator central heating, a refitted kitchen with a range of built in appliances and a refitted bathroom suite. All of the bedrooms are considered to be of a good size and the property further offers a cloakroom, a garden of approximately 62ft with a 20ft x 12ft workshop and a 50ft driveway leading to a garage. The accommodation briefly comprises porch, entrance hall, cloakroom, lounge, dining room, kitchen, three bedrooms, bathroom, gardens to front and rear and a single garage.**

Enter via part obscure glazed entrance door to.

#### Porch

Obscure windows to front and side aspects, obscure glazed door to.

#### Entrance Hall

Radiator, wood effect floor, coving to ceiling, stairs to first floor landing, doors to.

#### Cloakroom

White suite comprising low flush W.C., wash basin set in work surface with vanity cupboards under, obscure window to front aspect.

#### Lounge

16' 10" x 11' 6" (5.13m x 3.51m)

Window to rear aspect, radiator, wall light points, fireplace with wooden surround and log effect electric fire fitted, coving to ceiling, through to.

#### Dining Room

8' 5" x 8' 0" (2.57m x 2.44m)

Window to rear aspect, glazed door to rear garden, radiator, coving to ceiling, through to.

#### Kitchen

11' 11" x 8' 5" (3.63m x 2.57m)

Refitted to comprise one and a half bowl single drainer stainless steel sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, upstands, built in electric oven, hob and extractor fan, integrated fridge/freezer, plumbing for washing machine, cupboard housing gas fired boiler serving central heating and domestic hot water, built in storage cupboard/panty with obscure window to side aspect, understairs storage cupboard, wood effect floor, window to side aspect, part obscure glazed door to side.



#### 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 B (£1,749 per annum. Charges for 2025/26).

#### 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.**

