



Total area: approx. 79.1 sq. metres (851.0 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.



Church Hall Road Rushden NN10 9PA
Freehold Price 'Offers in excess of' £350,000

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



Are you looking for a detached bungalow that's ready to move in to? Refurbished throughout is this two bedroom property that offers a stunning kitchen with island and built-in appliances, refitted shower room and new double glazed windows and doors. The property also benefits from off road parking for several vehicles, a rear garden and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen, two bedrooms, shower room, rear garden and driveway.

Enter via front door to:

Entrance Hall

Loft access, radiator, coving to ceiling, doors to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, extractor.

Lounge

14' 6" x 12' 2" (4.42m x 3.71m)

French doors and window to rear aspect, window to side aspect, two radiators, coving to ceiling.

Kitchen/Breakfast Room

14' 6" x 12' 8" (4.42m x 3.86m) (This measurement includes area occupied by kitchen units)

Refitted to comprise sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in AEG oven, combination microwave, warming drawer, induction hob, built-in fridge and dishwasher, walk in pantry cupboard, island with breakfast bar, window to side aspect, French doors to rear aspect, radiator, spotlights.

Bedroom One

13' 6" x 7' 10" min (4.11m x 2.39m)

Window to front aspect, radiator, a range of built-in wardrobes, door to:

Ensuite Shower Room

Refitted to comprise low flush W.C., vanity sink unit, double shower cubicle, tiled splash backs, tiled floor, built-in cupboard, window to side aspect, extractor, spotlights.

Bedroom Two

9' 10" min x 8' 4" min (3m x 2.54m)

Window to front aspect, recess with shelving, coving to ceiling, radiator.

Outside

Front - Tarmac and gravelled driveway providing off road parking for numerous vehicles.

Rear - Mostly lawn with borders stocked with plants, shrubs and bushes, wooden shed, outside tap, enclosed by wooden fencing with gated side pedestrian access.

Energy Performance Rating

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

Council Tax

We understand the council tax is band C (£2,215 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

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.

