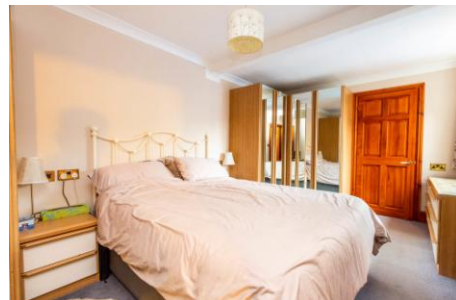
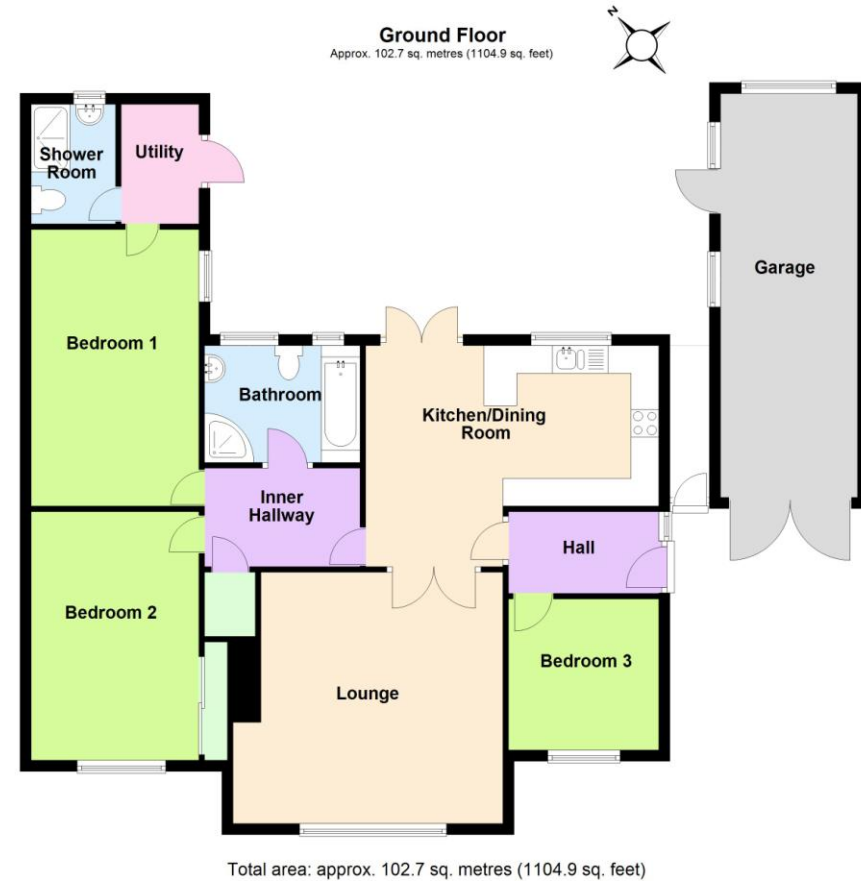


# 19a Harvey Road Rushden

richard james

www.richardjames.net



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.

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 surveyor's 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.

Harvey Road Rushden NN10 9JY  
Freehold Price £430,000

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



**Looking for a detached bungalow in a sought after location? This extended three bedroom home benefits from a refitted kitchen and bathroom, underfloor heating, private rear garden, garage and off-road parking, all just off Wymington Road. The accommodation briefly comprises entrance hall, bedroom three, kitchen/dining room, lounge, inner hallway, family bathroom, two bedrooms, utility, shower room, gardens to front and rear and a garage.**

Enter via front door to:

#### Entrance Hall

Under floor heating, door to:

#### Bedroom Three

8' 11" x 8' 11" (2.72m x 2.72m)

Window to front aspect, under floor heating.

#### Kitchen/Dining Room

17' 3" x 13' 0" narrowing to 9' 6" (5.26m x 3.96m) (This measurement includes area occupied by kitchen units)

#### Kitchen Area

Refitted to comprise one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing granite work surfaces, built-in gas hob with extractor hood, built-in double oven, built-in fridge/freezer, granite upstands, tiled floor, under floor heating, window to rear aspect, through to:

#### Dining Area

Tiled floor, under floor heating, French doors to rear aspect, doors to:

#### Lounge

15' 11" max x 14' 10" (4.85m x 4.52m)

Window to front aspect, under floor heating, feature fireplace with multi fuel stove.

#### Inner Hallway

Airing cupboard housing hot water cylinder, doors to:

#### Bathroom

Refitted to comprise low flush W.C., vanity sink unit, shower cubicle, panelled bath, tiled floor, fully tiled walls, two windows to rear aspect, chrome heated towel rail.

#### Bedroom One

16' 4" x 9' 9" (4.98m x 2.97m)

Window to side aspect, under floor heating, door to:

#### Utility Room

7' 1" x 4' 7" (2.16m x 1.4m)

Eye level units, tiled floor, door to side aspect, door to:

#### Shower Room

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, fully tiled walls, tiled floor, chrome heated towel rail, window to rear aspect.

#### Bedroom Two

13' 11" x 9' 11" (4.24m x 3.02m)

Window to front aspect, under floor heating, built-in wardrobe.

#### Outside

Front - Mostly gravelled, mature tree, off road parking for several vehicles, leading to:

Garage - Accessed via double wooden doors, two windows and door to side aspect, window to rear aspect.

Rear - Patio area, lawn with established borders stocked with various shrubs, bushes and trees, enclosed by wooden fencing and hedging with gated side pedestrian access.

#### Solar Panels

We understand that the solar panels are owned outright by the property and will assist in cheaper electricity and hot water costs.

#### 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 D (£2,492 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.**

