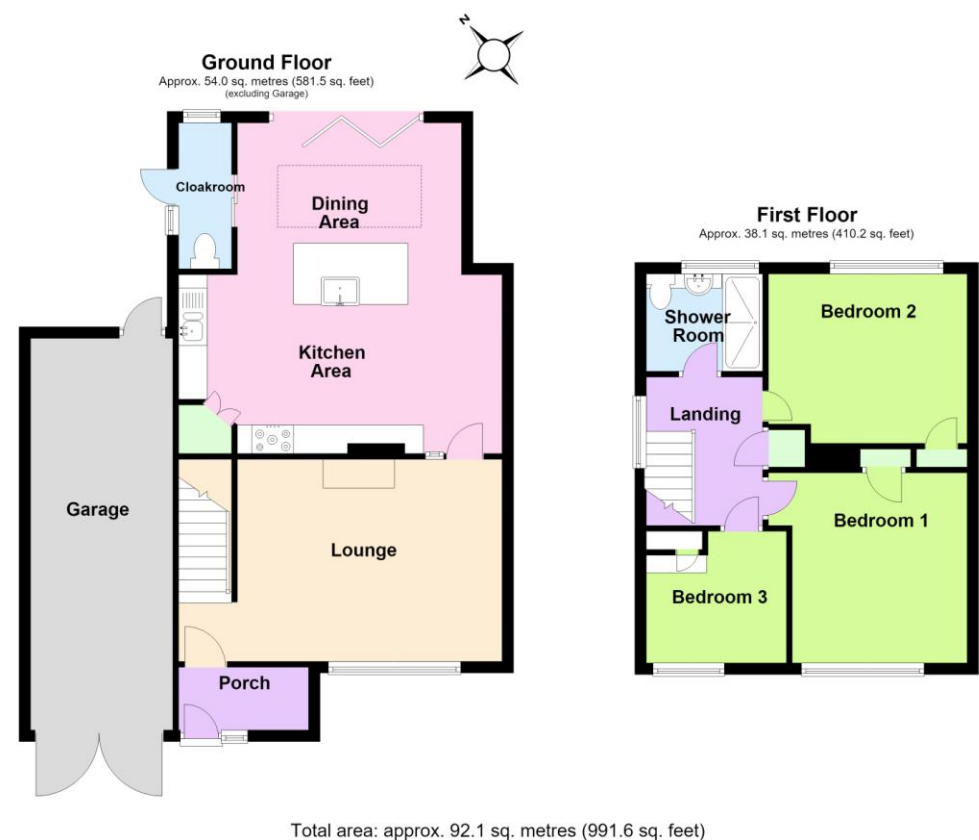


Ashridge Close Rushden

richard james

www.richardjames.net



Ashridge Close Rushden NN10 9HS
Freehold Price 'Offers in excess of' £290,000

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



Offered to the market with no upward chain and close to Whitefriars School and Hall Park is this extended three bedroomed semi-detached house providing a spacious kitchen/dining room. Further benefits include off road parking, a larger than average single garage, a well established rear garden, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance porch, lounge, kitchen/dining room, cloakroom, three bedrooms, shower room, front and rear gardens, single garage and driveway.

Enter via front door to:

Porch

Window to front aspect, radiator, door to:

Lounge

15' 3" x 10' 11" (4.65m x 3.33m)
Window to front aspect, radiator, stairs rising to first floor landing, log burner, door to:

Kitchen/Dining/Family Room

18' 5" max x 20' 8" max (5.61m x 6.3m) (This measurement includes area occupied by kitchen units)
Refitted to comprise a range of eye level and base units providing work surfaces, island unit with ceramic butler sink and breakfast bar, freestanding range cooker, walk-in pantry cupboard, space for fridge/freezer, spotlights, sky lantern, bi-fold doors to rear aspect, wall mounted electric heater, door to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, radiator, plumbing for washing machine, window to rear aspect, door and window to side aspect, spotlights.

First Floor Landing

Airing cupboard housing wall mounted gas boiler serving domestic central heating and hot water systems and hot water cylinder, window to side aspect, loft access, doors to:

Bedroom One

10' 9" x 10' 2" (3.28m x 3.1m)
Window to front aspect, radiator, built-in cupboard.

Bedroom Two

11' 6" x 9' 8" (3.51m x 2.95m)
Window to rear aspect, radiator, built-in cupboard.

Bedroom Three

8' 0" max x 7' 10" max (2.44m x 2.39m)
Window to front aspect, radiator, built-in cupboard, built-in single bed frame.

Shower Room

Refitted to comprise low flush W.C., vanity sink unit, walk-in shower, chrome heated towel rail, window to rear aspect, spotlights.

Outside

Front - Mostly lawn with border stocked with shrubs, block paved driveway providing off road parking for two vehicles, leading to:

Garage - Accessed via double doors, personnel door to rear aspect.

Rear - Wooden decked area with balustrade, steps down to lawn with borders stocked with bushes and trees, wooden shed, enclosed by wooden fencing.

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 (£1,938 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.

