property details **approval form**

17 Barker Close, Rushden, Northamptonshire, NN10 0EJ
Date: 30 October 2026 **Property Ref and Version:** RSD110029 - 0011

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

guide price £275,000

Tenure: Freehold

>> key features

- SEMI DETACHED
- OFF ROAD PARKING
- TWO BEDROOMS
- GARAGE
- OPEN TO MORTGAGE AND CASH BUYERS
- EPC Rating: D

>> short description

This Two bedroom Semi Detached Bungalow with garage comprises; ground floor, entrance porch, entrance hall, study, lounge, kitchen/diner and conservatory. First floor, Two bedrooms and the shower room. The rear garden is laid with lawn has a patio providing a seating area and gated access.

>> long description

William H Brown are pleased to introduce to the market this Two bedroom Semi Detached Bungalow situated in a desirable area of Rushden offering a driveway providing off road parking and garage. To the ground floor you will find; entrance porch, entrance hall, study, lounge, kitchen/diner and conservatory. On the first floor are the Two bedrooms and the shower room. Externally the rear garden is laid with lawn has a patio providing a seating area and gated access.

Rushden is conveniently located for access to the A14/A45 and offers a short commute to mainline train stations to access London in around an hour. You'll also find yourselves close to some amazing countryside with Irchester Country Park and Stanwick Lakes a short drive away - very popular destinations for families, cyclists and walkers! If you're looking for a great place to have some fun and unwind with family or friends, Rushden Lakes offers a huge array of shops, bars, restaurants and leisure facilities and is only a short drive from the home.

Please call us now to arrange your viewing.

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>> directions

>> Agent Note

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>> room description

Entrance Porch
Entered via double glazed door to the front aspect, storage and a door in to the entrance hall.

Entrance Hall
Entered via door to the front aspect, stairs rising to the first floor landing, under stairs storage cupboard, radiator and doors to all rooms.

Study
Double glazed window to the front aspect and radiator.

Lounge
Double glazed patio doors to the conservatory, fireplace with electric fire, wall lights and vertical radiator.

Kitchen
Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, space for cooker, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to the side and rear aspect and radiator.

Conservatory
UPVC construction, double glazed windows to the rear and side aspects, radiator and double glazed French doors to the side aspect.

First Floor Landing
Stairs, with stair lift, rising from the entrance hall, airing cupboard, doors to the bedrooms and shower room.

Bedroom One
Double glazed window to the front aspect, walk in wardrobe, built in cupboard and radiator.

Bedroom Two
Double glazed window to the rear aspect, walk in wardrobe and radiator.

Shower Room
Double glazed window to the rear aspect, WC, wash hand basin with vanity unit, shower cubicle, access to loft space, full tiling and heated towel rail.

Externally
Front
Driveway providing off road parking for several cars.

Rear Garden
Mainly laid to lawn, patio providing a seating area, awning, mature planting, greenhouse, outside water tap and gated side access.

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>> room description

Agents Note:
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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>> property images










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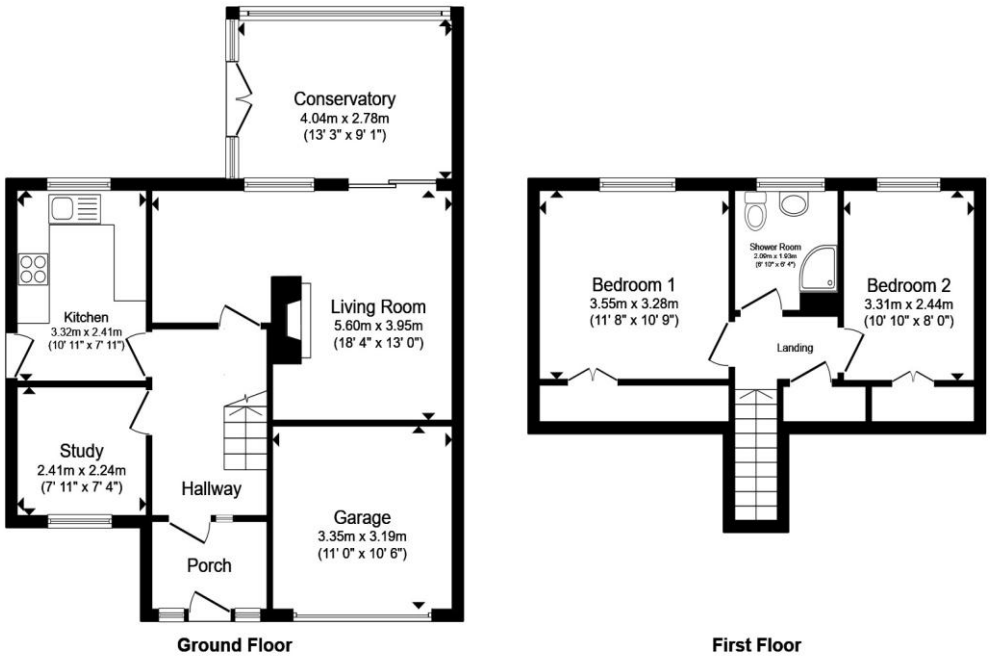




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>> floor plan



Total floor area 101.0 m² (1,087 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

>> approval

	Signature	Date
Claire Brown		
Mr A. Hollingworth		