



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 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.



**St. Marys Avenue Rushden NN10 9EP**  
**Freehold Price £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



**Offered to the market with no upward chain and situated just a short walk from the town centre and Hall Park is this spacious two bed roomed detached bungalow. Further benefits include a driveway providing off road parking for three cars, open kitchen dining space with several built-in appliances, two double bedrooms, 16ft store/workshop, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, two bedrooms, shower room, store/workshop, rear garden and driveway.**

Enter via front door with side screens to:

#### **Entrance Hall**

Two radiators, coving to ceiling, loft access, built-in cupboard, doors to:

#### **Lounge**

15' 11" x 13' 11" (4.85m x 4.24m)

Bow window to front aspect, window to side aspect, radiator, feature gas fireplace, coving to ceiling.

#### **Kitchen/Dining Room**

20' 2" max x 13' 5" max narrowing to 8' 11" min (6.15m x 4.09m) (This measurement includes the area occupied by the kitchen units)

#### **Kitchen Area**

Refitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, built-in stainless steel oven, 'Smeg' five ring gas hob, 'Neff' extractor hood, built-in fridge and freezer, built-in slimline dishwasher, spotlights, through to:

#### **Dining Area**

French doors to rear aspect, windows to side and rear aspects, radiator.

#### **Bedroom One**

12' 11" x 10' 11" (3.94m x 3.33m)

Windows to rear and side aspects, radiator, coving to ceiling.

#### **Bedroom Two**

12' 11" x 10' 10" (3.94m x 3.3m)

Window to side aspect, radiator, coving to ceiling.

#### **Shower Room**

Comprising low flush W.C., pedestal wash hand basin, double shower cubicle, tiled splash backs, two windows to side aspect, chrome heated towel rail, further radiator, wall mounted electric heater.

#### **Store**

16' 10" x 9' 0" (5.13m x 2.74m)

Plumbing for washing machine, pedestal wash hand basin, power and light connected, wall mounted gas combination boiler serving domestic central heating and hot water systems, doors to side aspect, window to front aspect.

#### **Outside**

Front - Block paved driveway providing off road parking for three/four vehicles.

Rear - Patio area, lawn with borders stocked with plants and shrubs, summerhouse, wooden shed, lean-to, outside tap, conifer screen, gated rear pedestrian access, 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 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.

#### **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 may officially verify these documents.

#### **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 Crystal Financial Services. 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.**

