



Total area: approx. 82.5 sq. metres (888.1 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.

**Balmoral Avenue Rushden NN10 0BJ**  
**Freehold Price 'Offers in excess of' £230,000**

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 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.

**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 is this three bedrooed semi-detached property with a single garage and driveway as well as generous frontage providing the potential for additional parking. Further benefits include gas radiator central heating, uPVC double glazing and a brick store. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, three bedrooms, shower room, W.C, front and rear gardens, brick store, single garage and driveway.**

Enter via front door to:

#### **Entrance Hall**

Radiator, stairs rising to first floor landing, window to front aspect, door to:

#### **Lounge**

11' 10" max x 10' 10" max (3.61m x 3.3m)

Window to front aspect, feature electric fireplace, through to:

#### **Dining Room**

9' 4" x 8' 11" (2.84m x 2.72m)

Window to rear aspect, radiator, door to:

#### **Kitchen**

12' 3" max x 8' 11" (3.73m x 2.72m) (This measurement includes area occupied by kitchen units)

Comprising single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, space for cooker, plumbing for washing machine, space for fridge/freezer, window and door to side aspect, walk-in pantry, radiator.

#### **First Floor Landing**

Window to side aspect, built-in cupboard, loft access, doors to:

#### **Bedroom One**

12' 5" max x 10' 11" (3.78m x 3.33m)

Window to front aspect, radiator.

#### **Bedroom Two**

11' 2" x 9' 4" (3.4m x 2.84m)

Window to rear aspect, radiator, airing cupboard housing wall mounted gas combination boiler serving domestic central heating and hot water systems.

#### **Bedroom Three**

10' 11" x 6' 3" (3.33m x 1.91m)

Window to front aspect, radiator, built-in cupboard.

#### **Shower Room**

Comprising pedestal wash hand basin, shower cubicle, fully tiled walls, window to rear aspect, wall mounted electric heater, heated towel rail.

#### **Separate W.C.**

Comprising low flush W.C., radiator, fully tiled walls, window to rear aspect.

#### **Outside**

Front/Side - Gravelled areas, enclosed by hedging and low brick walling, driveway providing off road parking, leading to:

Garage - Up and over door, concrete sectional construction.

Rear - Patio area, mostly lawn with borders stocked with bushes, brick store, enclosed by wooden fencing with gated side pedestrian access.

#### **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](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.**

