# Cresswell Road Rushden

richard james

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Total area: approx. 85.6 sq. metres (921.8 sq. feet)













This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

## 12 Cresswell Road Rushden NN10 9RH

## Freehold Price 'Offers in excess of' £315,000

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**

The Property Ombudsman
relocation agent network

**This spacious two-bedroom detached bungalow offers generous accommodation, including an impressive 26ft kitchen/dining room. Further benefits include two bathrooms, an established rear garden with two patio areas, off-road parking for several vehicles, an 11ft x 8ft store, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room, two bedrooms, ensuite shower room, family bathroom, rear garden, store and driveway.**

Enter via front door to:

**Entrance Hall**
Radiator, loft access, doors to:

**Lounge**
16' 0" max x 12' 5" max (4.88m x 3.78m)
Bow window to front aspect, window to side aspect, two radiators, electric fireplace.

**Bedroom One**
11' 9" x 10' 5" (3.58m x 3.18m)
Window to side aspect, radiator, a range of built-in wardrobes, door to:

**Ensuite Shower Room**
Comprising low flush W.C., wall mounted wash hand basin, double shower cubicle, tiled splash backs, tiled floor, radiator, window to side aspect, spotlights.

**Bedroom Two**
11' 5" x 8' 9" (3.48m x 2.67m)
Window to side aspect, radiator.

**Bathroom**
Comprising low flush W.C., vanity sink unit, panelled bath, shower cubicle, tiled splash backs, tiled floor, window to side aspect, chrome heated towel rail.

**Kitchen/Dining Room**
26' 7" x 11' 0" narrowing to 7' 10"(8.1m x 3.35m) (This measurement includes area occupied by kitchen units)

**Kitchen Area**
Comprising ceramic one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in oven, warming drawer, induction hob, plumbing for dishwasher, space for fridge/freezer, tiled splash backs, windows to rear and side aspects, through to:

**Dining Area**
French doors to rear aspect, two radiators.

**Store**
11' 9" x 8' 5" (3.58m x 2.57m)
Power and light connected, plumbing for washing machine, wall mounted gas combination boiler serving domestic central heating and hot water systems.

**Outside**
Front - Driveway providing off road parking, EV charging point, enclosed by low brick wall.

Rear - Patio with covered pergola, mostly lawn with established borders stocked with a variety of plants, shrubs and trees, outside electric points, outside tap, further patio area, wooden shed (with power and light), greenhouse, enclosed by wooden fencing with gated rear 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 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.

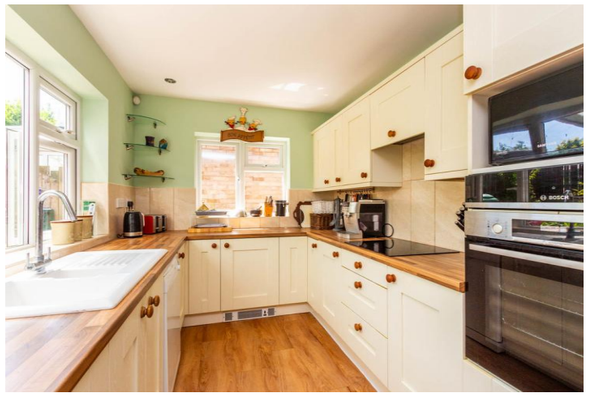
More information on how we hold and process your data is available on our website – www.richardjames.net

**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.**














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