



Total area: approx. 76.3 sq. metres (821.3 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.



Nippendale Rushden NN10 0DF Leasehold Price £50,000

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



Are you looking for an affordable route onto the property ladder with outdoor space and off road parking? This two bedroom semi-detached house is offered as a 25% shared ownership and includes a private rear garden, cul-de-sac location, downstairs W.C, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, kitchen, W.C, lounge/dining room, two bedrooms, bathroom, rear garden and off road parking.

Enter via front door to:

Entrance Hall

Under stairs cupboard, stairs rising to first floor landing, radiator, doors to:

Kitchen

7' 1" x 10' 0" (2.16m x 3.05m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in stainless steel oven, gas hob, extractor hood, space for dishwasher, space for fridge/freezer, plumbing for washing machine, wall mounted gas boiler serving domestic central heating and hot water systems, window to front aspect.

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, space for tumble dryer, built-in cupboard, radiator.

Lounge/Dining Room

14' 3" x 13' 0" (4.34m x 3.96m)

Door to rear aspect, two windows to rear aspect, two radiators.

First Floor Landing

Loft access, doors to:

Bedroom One

14' 4" x 9' 8" narrowing to 7' 7" (4.37m x 2.95m)

Two windows to rear aspect, built-in storage cupboard, radiator.

Bedroom Two

10' 0" x 11' 9" (3.05m x 3.58m)

Two windows to front aspect, radiator, built-in wardrobe.

Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, window to side aspect, radiator, built-in storage cupboard.

Outside Front - Block paved driveway providing off road parking, lawn area.

Rear - Lawn, patio area, enclosed by wooden fencing with gated rear pedestrian access.

Material Information

The property tenure is Leasehold, there are 97 years left on the lease. The monthly rent and service charge is £378.05.

Please note: A £250 (non-refundable) reservation deposit is required to be paid upon official acceptance of an applicant. This is payable to Amplus, the housing association.

Energy Performance Rating

This property has an energy rating of TBC. 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.

