



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.

Morris Avenue Rushden NN10 9PB  
Freehold Price £257,500

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



**Are you searching for a bungalow that's ready to move in to? Enjoying a south-west facing garden, this three bedroom semi-detached bungalow offers flexible accommodation including an open plan kitchen/living area and a third bedroom which can be used as a dining room. The property also benefits from a refitted shower room, updated electrics, garage, shared driveway and a new boiler fitted in January 2025.**

Enter via front door to:

#### Hall

Loft access, radiator, doors to:

#### Kitchen/Lounge

18' 11" x 14' 11" narrowing to 12' 1" (5.77m x 4.55m) (This measurement includes area occupied by kitchen units)

#### Kitchen Area

Refitted to comprise stainless steel single drainer sink unit with cupboard under, a range of base level units providing work surfaces, breakfast bar, built-in stainless steel oven, induction hob, extractor hood, tiled splash backs, plumbing for washing machine and slimline dishwasher, space for fridge/freezer, tiled splash backs, windows to side and rear aspects, spotlights, cupboard housing wall mounted gas combination boiler serving domestic central heating and hot water systems, through to:

#### Lounge Area

Sliding patio doors to rear aspect, feature fireplace, radiator.

#### Bedroom One

10' 6" x 9' 11" (3.2m x 3.02m)

Window to front aspect, radiator.

#### Bedroom Two

14' 3" x 8' 0" (4.34m x 2.44m)

Window to front aspect, radiator.

#### Bedroom Three

9' 3" x 7' 7" (2.82m x 2.31m)

Window to side aspect, radiator.

#### Shower Room

Refitted to comprise low flush W.C., vanity sink unit, shower cubicle, tiled splash backs, window to side aspect, spotlights, extractor, chrome heated towel rail.

#### Outside

Front - Mostly lawn which is enclosed by low brick walling, block paved shared driveway leading to:

Garage - Of concrete sectional construction.

Rear - Patio area, mostly lawn, border/path laid with blue slate chippings, area laid with bark, enclosed by wooden fencing with gated rear pedestrian access. Enjoys a south-west facing aspect.

#### 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.**

