



Total area: approx. 65.7 sq. metres (707.5 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.



Hart Way Rushden NN10 0ZA Freehold Price 'Offers in excess of' £215,000

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



If you're a first time buyer or buy-to-let investor then this modern semi-detached property with a driveway for two cars might just be one you've been looking for! Further benefits include a lounge/dining room, downstairs W.C, en-suite shower room, EV charging point, gas radiator central heating, uPVC double glazing and being within walking distance to a reputable primary school. The accommodation briefly comprises entrance hall, W.C, kitchen, lounge/dining room, two bedrooms, en-suite shower room, bathroom, rear garden and driveway.

Enter via front door to:

Entrance Hall

Storage cupboard, radiator, door to:

Kitchen

10' 0" x 6' 1" (3.05m x 1.85m) (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 oven, gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, window to front aspect, concealed wall mounted boiler serving domestic central heating and hot water systems.

Cloakroom

Comprising low flush W.C., corner pedestal wash hand basin, radiator.

Lounge/Dining Room

17' 5" x 12' 11" (5.31m x 3.94m)

French doors and two windows to rear aspect, two radiators, stairs rising to:

First Floor Landing

Doors to:

Bedroom One

8' 10" x 13' 0" (2.69m x 3.96m)

Window to rear aspect, radiator, built-in storage cupboard, door to:

Ensuite Shower Room

Comprising low flush W.C., shower cubicle, pedestal wash hand basin, tiled splash backs radiator, window to side aspect.

Bedroom Two

12' 11" x 8' 4" (3.94m x 2.54m)

Window to front aspect, radiator.

Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, window to side aspect, radiator.

Outside

Front - Gravelled area, path to front door.

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

Material Information The property tenure is Freehold, however there is a communal estate charge of approx £260 per annum. These details will need to be checked by your legal representative before purchase.

Energy Performance Rating

This property has an energy rating of C. 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.

