



Total area: approx. 108.5 sq. metres (1167.8 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.

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.

Hall Avenue Rushden NN10 9ES

Freehold Price 'Offers in excess of' £340,000

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 searching for a fully refurbished and beautifully presented four bed roomed semi-detached home which backs onto the popular Hall Park? This might be the one! As well as a loft conversion with french doors and an en-suite bathroom, further benefits include a single garage and driveway, gated rear access to the park, stylish herringbone flooring, mostly replaced uPVC double glazed windows, a shower room, and a John Lewis kitchen. The accommodation briefly comprises entrance hall, lounge, dining area, kitchen, four bedrooms, shower room, en-suite bathroom, single garage, driveway and front and rear gardens.

Enter via front door to:

Entrance Porch

Door to:

Entrance Hall

Engineered wood flooring, half height wood panelling, radiator, storage cupboard, stairs rising to first floor landing, doors to:

Dining Area

11' 10" x 10' 9" (3.61m x 3.28m)

Box bay window to front aspect, engineered herringbone wood flooring, two built-in units with electric points in, limestone feature fireplace with 'Bert & May' cement encaustic tiles, log burner, spotlights.

Lounge Area

10' 4" x 9' 11" (3.15m x 3.02m)

Cormar wool carpet, French doors to rear aspect with side screens, column radiator, 'Bert & May' tiled fireplace, spotlights, door to:

Kitchen

10' 5" x 7' 4" (3.18m x 2.24m) (This measurement includes area occupied by kitchen units)

Refitted 'John Lewis' kitchen comprising Butler sink with cupboard under, a range of eye level and base units providing quartz work surfaces, tiled splash backs, built-in 'Neff' oven and microwave, gas hob, extractor hood, fridge/freezer, solid wood windowsills, door to rear aspect with side screens, window to side aspect, spotlights, skylights.

First Floor Landing

Window to side aspect, wool carpet, half height wooden panelling, doors to:

Bedroom Two

11' 10" x 12' 0" (3.61m x 3.66m)

Window to front aspect, radiator, wool carpet, built-in wardrobe.

Bedroom Three

10' 5" x 10' 10" (3.18m x 3.3m)

Window to rear aspect, radiator, built-in wardrobe, wool carpet.

Bedroom Four

7' 1" x 7' 6" (2.16m x 2.29m)

Window to rear aspect, radiator, wool carpet.

Shower Room

Comprising low flush W.C., bespoke Italian roll top wash hand basin, walk-in shower with rainfall showerhead, tiled splash backs, half height tiles, tiled floor, window to front aspect, spotlights, chrome heated towel rail.

Second Floor Landing

Skylight, door to;

Bedroom One

17' 9" x 10' 6" (5.41m x 3.2m)

French doors with side screens to rear aspect, Juliette balcony, herringbone engineered wood floor, four velux windows, radiator, door to:

Ensuite Bathroom

Comprising low flush W.C., wooden vanity unit with Terrazzo stone wash hand basin, freestanding roll top bath with wall mounted taps, half height tiling, marble tiled floor, chrome heated towel rail, spotlights, window to rear aspect.

Outside

Front - Lawn, shrubs and bushes, enclosed by low brick walling and wooden fencing, block paved driveway leading to:

Garage - Electric roller door, power and light connected, personnel door to rear garden.

Rear - Two patio areas, lawn, borders stocked with shrubs and trees, outside tap, enclosed by wooden fencing with gated access to Hall Park at the rear and gated access to front.

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 C (£2,215 per annum. Charges for enter 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.

