



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.

## Fern Road Rushden NN10 6AU

### Freehold Price 'Offers in excess of' £370,000

**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



**Looking for a four double bedroomed home with open-plan living and a long rear garden? This semi-detached property offers a 70ft garden, refitted kitchen, study, garage and parking for several vehicles in a convenient non-estate location close to the A45. The accommodation briefly comprises entrance hall, kitchen/dining/lounge, conservatory, utility, cloakroom, to the first floor three bedrooms, study, family bathroom and to the second floor a further bedroom, rear garden, garage and driveway.**

Enter via front door to:

#### Entrance Hall

Radiator, under stairs storage cupboard, stairs rising to first floor landing, doors to:

#### Kitchen/Dining Area

24' 6" x 15' 10" (7.47m x 4.83m) (This measurement includes area occupied by kitchen units)

#### Kitchen Area

Refitted to comprise 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, induction hob, extractor hood, built-in combi microwave oven, built-in dishwasher, concealed wall mounted gas boiler serving domestic central heating and hot water systems, window to side aspect, spotlights, coving to ceiling, through to:

#### Dining Area

Two radiators, window to side aspect, space for fridge/freezer, coving to ceiling, spotlights, through to:

#### Lounge Area

15' 5" x 10' 11" (4.7m x 3.33m)  
Sliding patio doors to:

#### Conservatory

12' 9" x 5' 9" (3.89m x 1.75m)  
Of uPVC construction, French doors to rear aspect.

#### Utility Room

5' 7" x 5' 0" (1.7m x 1.52m)  
Comprising work surface, plumbing for washing machine, space for tumble dryer, spotlights, through to:

#### Cloakroom

Comprising low flush W.C., pedestal wash hand basin, electric chrome heated towel rail, tiled splash backs.

#### First Floor Landing

Stairs rising to second floor landing, doors to:

#### Bedroom One

10' 11" x 15' 10" max (3.33m x 4.83m)  
Bow window to front aspect, radiator.

#### Bedroom Two

10' 11" x 8' 7" (3.33m x 2.62m)  
Window to side aspect, radiator.

#### Bedroom Three

11' 0" x 8' 9" (3.35m x 2.67m)  
Window to rear aspect, radiator.

#### Bedroom/Study

11' 5" max x 6' 4" (3.48m x 1.93m)  
Window to rear aspect, radiator, built-in wardrobe.

#### Family Bathroom

Refitted to comprise low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, tiled floor, chrome heated towel rail, window to side aspect, spotlights.

#### Second Floor Landing

Skylight to rear aspect, door to:

#### Bedroom Four

14' 10" x 15' 10" max (4.52m x 4.83m)  
Two skylights to front aspect, skylight to rear aspect, radiator, access to eaves.

#### Outside

Front - Block paved driveway providing off road parking for several vehicles, leading to:

Garage - Up and over door, personnel door to rear aspect.

Rear - Decked area with balustrade, steps down to the lawn which has borders stocked with bushes and shrubs, enclosed by wooden fencing. Measures approx. 70ft in length.

#### 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 C (£2,106 per annum. Charges for 2025/26).

#### 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.**

