Harborough Road Rushden

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This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

Harborough Road Rushden NN10 0LP

Freehold Price £190,000

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

The Property Ombudsman

relocation agent network

Are you searching for a Victorian home with the rare benefit of off road parking to the rear? This two bedroom end of terrace home also offers a loft room, long rear garden, two bathrooms and gas central heating, all available with no onward chain. The accommodation briefly comprises entrance porch, hall, lounge/dining room, kitchen, shower room, two bedrooms, bathroom, gardens to front and rear and a driveway.

Enter via front door to:

Entrance Hall
Radiator, stairs rising to first floor landing, door to:

Lounge/Dining Room
24' 4" x 11' 4" narrowing to 10' 11" (7.42m x 3.45m)

Dining Area
Window to front aspect, radiator, through to:

Lounge Area
Feature fireplace, window to rear aspect, radiator, under stairs storage cupboard, door to:

Kitchen
8' 3" x 8' 2" (2.51m x 2.49m) (This measurement includes area occupied by kitchen units)
Comprising ceramic single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in oven, gas hob, space for fridge/freezer, extractor hood, window and door to side aspect, radiator, door to:

Shower Room
Comprising low flush W.C., pedestal wash hand basin, shower cubicle, windows to side and rear aspects, chrome heated towel rail.

First Floor Landing
Fixed wooden staircase to loft room, doors to:

Bedroom Two
14' 8" x 11' 0" (4.47m x 3.35m)
Window to front aspect, radiator, built-in cupboard, wall mounted electric heater.

Bedroom Two
12' 11" x 9' 2" (3.94m x 2.79m)
Window to rear aspect, radiator.

Bathroom
Comprising low flush W.C., pedestal wash hand basin, panelled bath, window to rear aspect, airing cupboard housing wall mounted gas boiler serving domestic central heating and hot water systems.

Loft Room
13' 7" x 12' 0" (4.14m x 3.66m)
Skylight to rear aspect, radiator, access to eaves.

Outside
Front - Small fore garden, enclosed by brick walling.

Rear - Patio area, shared gated pedestrian access, lawn with border stocked with shrubs and bushes, wooden shed, vegetable patch, enclosed by chain wire fencing. At the bottom of the garden is a gravelled driveway providing off road parking which is accessed via Pembroke Close.

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 A (£1,661 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.

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