Carnegie Street 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.

Carnegie Street Rushden NN10 9SN

Freehold Price 'Offers in excess of' £285,000

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 surveyors 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

The Property Ombudsman

relocation agent network

Are you searching for a 1930's bay fronted detached home within walking distance of local amenities, featuring character elements and a refitted shower room? The property also benefits from gated off road parking, a large 40ft garage, low maintenance garden, gas central heating and uPVC double glazing. The accommodation briefly comprises entrance porch, hall, cloakroom, lounge/dining room, kitchen, three bedrooms, shower room, gardens to front and rear, off road parking, garage and workshop.

Enter via front door to:

Porch
Door with side windows to:

Entrance Hall
Under stairs storage cupboard, radiator, stairs rising to first floor landing, wooden flooring, coving to ceiling, picture rail, doors to:

Cloakroom
Comprising low flush W.C., wall mounted wash hand basin, tiled splash backs, window to side aspect, radiator.

Lounge/Dining Room

Lounge Area
12' 5" x 11' 7" (3.78m x 3.53m)
Bow window to front aspect, radiator, feature open fireplace, picture rail, exposed wooden flooring, through to:

Dining Area
12' 2" x 11' 5" (3.71m x 3.48m)
French doors and side window to rear aspect, radiator, picture rail, exposed wooden flooring.

Kitchen
14' 11" x 6' 10" (4.55m x 2.08m)
Comprising single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, freestanding range cooker, extractor hood, plumbing for washing machine, built-in dishwasher, built-in fridge, tiled splash backs, window to both side aspects, door to side aspect, coving to ceiling, quarry tiled flooring, radiator.

First Floor Landing
Radiator, window to side aspect, picture rail, coving to ceiling, loft access, doors to:

Bedroom One
12' 6" x 11' 7" min. (3.81m x 3.53m)
Bow window to front aspect, radiator, picture rail, coving to ceiling.

Bedroom Two
12' 3" x 9' 4" min. (3.73m x 2.84m)
Window to rear aspect, radiator, a range of built-in wardrobes.

Bedroom Three
9' 0" x 7' 0" (2.74m x 2.13m)
Window to rear aspect, radiator, picture rail.

Shower Room
Refitted to comprise low flush W.C., vanity sink unit, walk-in shower, fully tiled walls, window to front aspect, heated towel radiator.

Outside
Front - Paved and enclosed by brick walling.

Garage - Remote control up and over door, power and light connected, door to garden, window to side aspect. Measures approx. 40ft in length x 7' 4" in width, widening to a maximum 22ft. Please note that we understand the garage to have been constructed using asbestos materials with a timber frame.

Rear - Of low maintenance design comprising extensive patio, borders stocked with bushes and shrubs, block paved driveway providing off road parking (accessed via wooden gates), outside tap, greenhouse, enclosed by wooden fencing and brick walling with gated side pedestrian access.

Wooden workshop - Measures approx. 22ft max in length by 8ft max., narrowing to just under 4ft. Power and light are connected.

Energy Performance Rating
This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

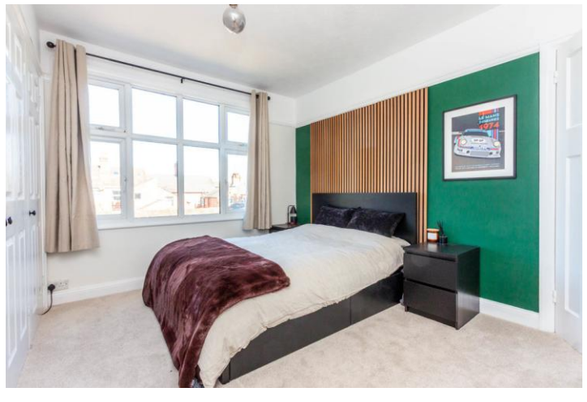
Council Tax
We understand the council tax is band C (£2,215 per annum. Charges for 2026/27).

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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