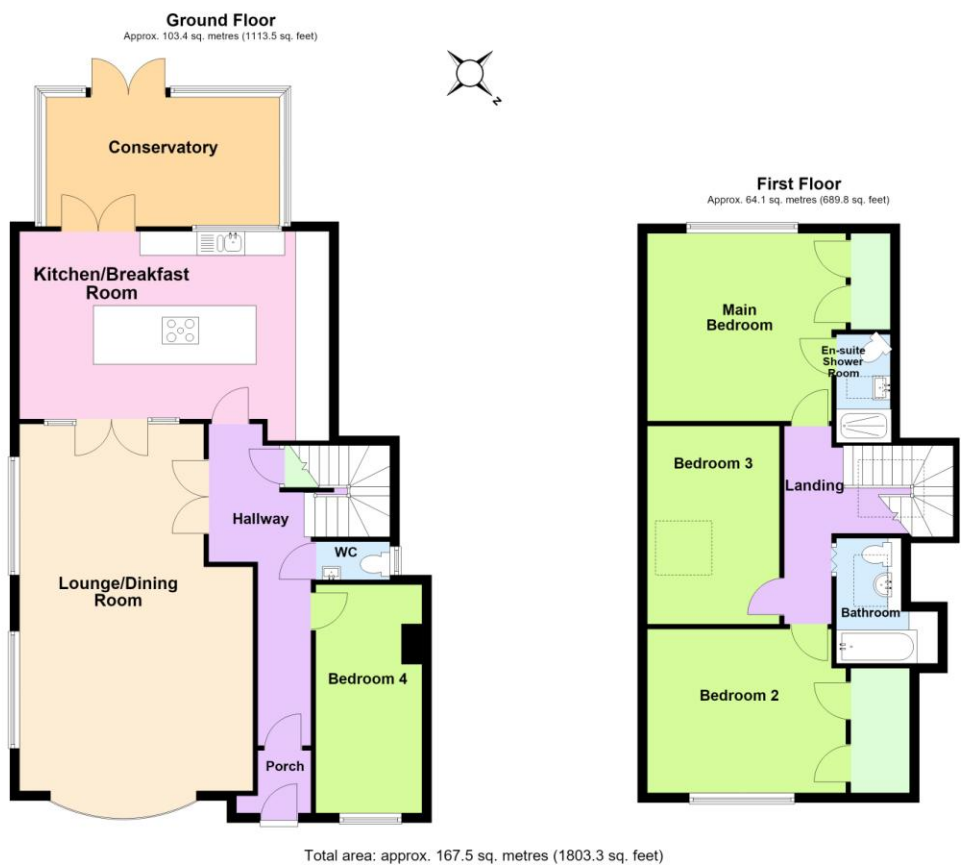


Woodland Road Rushden

richard james

www.richardjames.net



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.

Woodland Road Rushden NN10 6US
Freehold Price 'Offers in excess of' £390,000

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



Are you searching for a deceptively spacious four bedroomed detached home offering a 21ft kitchen/breakfast room and 25ft lounge/dining room? Further benefits include a driveway for several cars, refitted en-suite shower room, built-in wardrobes, downstairs W.C, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance porch, hallway, bedroom four, W.C, kitchen/breakfast room, lounge/dining room, conservatory, further three bedrooms upstairs, en-suite shower room, bathroom, rear garden and driveway.

Enter via front door to:

Entrance Porch

Door to:

Hallway

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

Lounge/Dining Room

25' 2" x 15' 4" (7.67m x 4.67m)

Bay window to front aspect, two radiators, feature fireplace with electric fire, two windows to side aspect, french doors through to:

Kitchen/Breakfast Room

21' 3" x 12' 10" (6.48m x 3.91m) (This measurement includes area occupied by kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, island with built in 'Bosch' gas hob and downdraft vented extractor fan, integrated dishwasher, integrated washing machine, built-in Bosch double oven, American style fridge freezer, window to rear aspect, french doors to rear aspect, spotlights, radiator, through to:

Conservatory

14' 7" x 8' 9" (4.44m x 2.67m)

Of uPVC/brick construction, windows to rear and side aspects, patio doors to rear access, radiator.

W.C.

Comprising low flush W.C, Vanity sink unit, window to side aspect, half height tiling.

Bedroom Four

15' 8" x 7' 3" (4.78m x 2.21m)

Window to front aspect, radiator.

First Floor Landing

Velux window, doors to:

Bedroom One

13' 8" x 12' 10" (4.17m x 3.91m)

Window to rear aspect, built-in wardrobes, radiator, door to:

Ensuite Shower Room

Comprising low flush W.C, vanity sink unit, shower cubicle, velux window, spotlights, chrome heated towel rail.

Bedroom Two

13' 6" x 11' 4" (4.11m x 3.45m)

Window to front aspect, built-in wardrobes, radiator.

Bedroom Three

13' 7" x 9' 1" (4.14m x 2.77m)

Velux window, radiator.

Bathroom

Comprising low flush W.C, vanity sink unit, panelled bath with shower attachment, chrome heated towel rail, Velux window.

Outside

Front - gravelled driveway for several cars, raised planters with shrubs.

Rear - Patio, lawn bordered with shrubs, tree, outside tap, concrete shed, enclosed by wooden fencing with gated side pedestrian access.

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 E (£3,046 per annum. Charges for enter year).

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.

