Harborough Road Rushden

richard james

www.richardjames.net



Total area: approx. 78.7 sq. metres (847.5 sq. feet)













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 £175,000

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

Offered for sale with no onward chain is this two bedroomed mid-terraced home, featuring gated off-road parking and a car port to the rear. The accommodation includes a generous 23ft lounge/dining room, first-floor bathroom, uPVC double glazing and gas radiator central heating. Requiring some general updating, the property offers an excellent opportunity for a first-time buyer to create a home to their own taste. The accommodation briefly comprises entrance porch, hall, lounge/dining room, kitchen, two bedrooms, bathroom, separate W.C., gardens to front and rear, car port and driveway.

Enter via front door to:

Porch
Door to:

Hallway
Radiator, stairs rising to first floor landing, door to:

Lounge/Dining Room
23' 2" x 12' 0" narrowing to 11' 10' (7.06m x 3.66m)

Lounge Area
11' 10" x 11' 5" (3.61m x 3.48m)
Window to front aspect, radiator, feature gas fireplace, through to:

Dining Area
12' 0" x 11' 4" (3.66m x 3.45m)
French doors to rear aspect, radiator, feature fireplace, door to:

Kitchen
12' 0" x 6' 7" (3.66m x 2.01m) (This measurement includes area occupied by kitchen units)
Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, plumbing for washing machine, space for cooker, plumbing for slimline dishwasher, window to rear aspect, tiled splash backs, under stairs storage cupboard, door to side aspect, wall mounted gas boiler serving domestic central heating and hot water systems.

First Floor Landing
Loft access, window to rear aspect, radiator, doors to:

Bedroom One
11' 9" x 11' 4" (3.58m x 3.45m)
Window to front aspect, radiator.

Bedroom Two
11' 5" x 9' 1" (3.48m x 2.77m)
Window to rear aspect, radiator.

Bathroom
Comprising pedestal wash hand basin, shower cubicle, panelled bath, window to front aspect, radiator, tiled splash backs, built-in cupboard.

Separate W.C.
Comprising low flush W.C., window to rear aspect.

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

Rear - Patio area, mostly lawn, several trees, wooden shed, driveway and car port which is accessed by Pembroke Close.

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 A (£1,662 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.

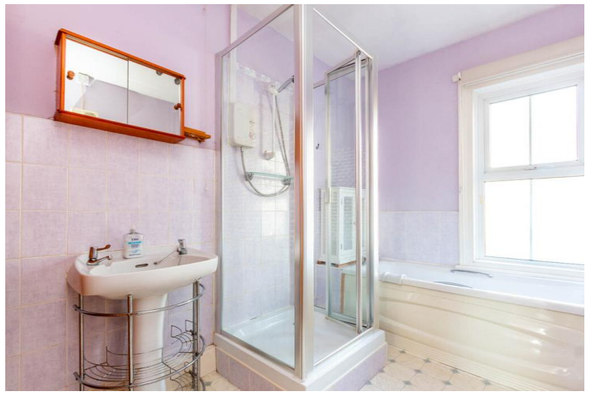
General Data Protection Regulations 2018
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

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.

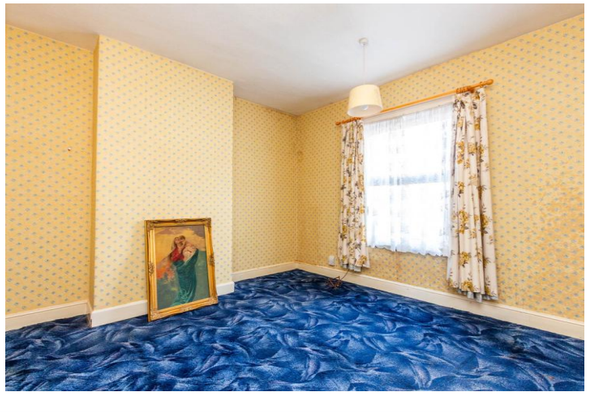
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.













www.richardjames.net