

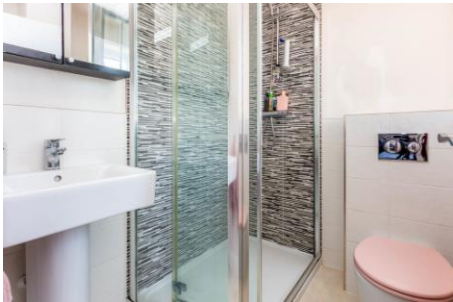
# Blackcurrant Grove Higham Ferrers Rushden

richard james

www.richardjames.net



Total area: approx. 131.7 sq. metres (1418.1 sq. feet)



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.

## Blackcurrant Grove Rushden NN10 8FN Freehold Price £425,000

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 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.

**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



**Within walking distance of Higham Ferrers historic market square is this four bedrooed detached house providing a spacious kitchen/dining room with Bi-fold doors. As well as a converted garage providing a utility room and office space, further benefits include an en-suite shower room, downstairs W.C, air source heat pump, generous off road parking and uPVC double glazing. The accommodation briefly comprises entrance hall, kitchen/dining room, lounge, utility room, downstairs W.C, office, four bedrooms, en-suite shower room, bathroom, front and rear gardens and driveway.**

Enter via front door to:

#### **Entrance Hall**

Radiator, stairs rising to first floor landing, doors to:

#### **Office**

7' 10" x 7' 10" (2.39m x 2.39m)

Window to front aspect, radiator, spotlights.

#### **Lounge**

15' 9" x 11' 0" (4.8m x 3.35m)

Bay window to front aspect, two radiators.

#### **Utility Area**

Base level units providing work surface, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, door to side aspect, spotlights.

#### **Cloakroom**

Comprising low flush W.C., corner pedestal wash hand basin, tiled splash backs, radiator.

#### **Kitchen/Dining Room**

24' 3" x 11' 5" widening to 16' 4" (7.39m x 3.48m) (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 level and base units providing work surfaces, built-in stainless steel oven, gas hob and extractor hood, integral dishwasher, integral fridge/freezer, tiled splash backs, window to rear aspect, under stairs cupboard, two radiators, bi-fold doors to rear aspect.

#### **First Floor Landing**

Window to side aspect, loft access, cupboard housing hot water cylinder, radiator, doors to:

#### **Bedroom One**

15' 7" x 10' 11" max (4.75m x 3.33m)

Window to front aspect, wall panelling, radiator, door to:

#### **Ensuite Shower Room**

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, window to front aspect.

#### **Bedroom Two**

14' 5" x 11' 0" narrowing to 8' 8" (4.39m x 3.35m)

Window to front aspect, radiator.

#### **Bedroom Three**

11' 7" x 9' 1" (3.53m x 2.77m)

Window to rear aspect, radiator.

#### **Bedroom Four**

9' 7" x 8' 3" (2.92m x 2.51m)

Window to rear aspect, radiator.

#### **Bathroom**

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, window to rear aspect.

#### **Outside**

Front - Gravelled area with shrub border, driveway providing off road parking, electric EV charger.

Rear - Patio area, lawn bordered with shrubs, decked seating area, air source heat pump, wooden shed, enclosed by wooden fencing with gated pedestrian access.

#### **Material Information**

The property tenure is Freehold, however, there is an annual charge of approx £250 for the upkeep of the communal areas. This information should be checked by your legal representative before purchase.

#### **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 E (£3,093 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](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.**

