

Rushden Gardens,
Clayhall IG5

3,000 Monthly *



- Large Fitted Kitchen
- G/F Guest WC
- 1st Floor Family Bathroom WC
- Living / Dining Room
- 3 First Floor Bedrooms
- 1 G/F Bedroom
- 1 Bed Self Contained Annexe
- Modern Shower WC
- Double Bedroom

Ref: PRA10673

Viewing Instructions: Strictly By Appointment Only



General Description

LARGE 4 BED 2 BATH HOUSE + 1 BED SELF CONTAINED ANNEXE: This large family house is located close to all major shopping and leisure facilities and within the Beal High School Catchment area. CALL NOW

Accommodation

Main House

Entrance Porch

Hallway

G/F Bedroom 4 (11' 3" x 10' 1") or (3.42m x 3.07m)

Large Fitted Kitchen (15' 3" x 7' 1") or (4.65m x 2.16m)

Ground Floor Wc

Living/Dining Room (19' 5" x 8' 0") or (5.93m x 2.43m)

Stairs to first floor

Landing

Bedroom 1 (11' 11" x 9' 8") or (3.62m x 2.95m)

Bedroom 2 (9' 9" x 9' 0") or (2.98m x 2.74m)

Bedroom 3 (8' 3" x 6' 0") or (2.52m x 1.83m)

Family Bathroom Wc

Annex

Kitchen / Living Room (10' 3" x 9' 5") or (3.13m x 2.88m)

Bedroom (13' 8" x 7' 11") or (4.16m x 2.42m)

Shower Room Wc

Private Rear Garden

Off Road Parking

Services

EPC Rating:65

Council Tax

Band Not Specified





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.