



26 RUSHMERE ROAD
NORTHAMPTON NN1 5RY

JACKSON-STOPS 

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TOTAL APPROX. FLOOR AREA 2,185 SQ FT/203 SQ M

**FINE EXAMPLE OF A MATURE PROPERTY
HAVING BEEN IMPROVED AND EXTENDED
BY THE CURRENT OWNERS TO OFFER
SUBSTANTIAL ACCOMODATION IN A
SOUGHT AFTER LOCATION**



DISTANCE

Northampton Town Centre 2 miles
Motorway M1 Junction 15 4 miles
Northampton Train station 2 miles
Serving London Euston in 55 minutes
Distances/times approximate

GROUND FLOOR

- Entrance porch
- Entrance hall
- Cloakroom
- Sitting room with bay window
- Dining Room opening into a conservatory
- Refitted kitchen with pantry and utility room off
- Home office
- Converted basement used as a family room

FIRST FLOOR

- Landing with access to large loft area
- Main bedroom with fitted wardrobes
- Three further bedrooms
- Bathroom
- Shower room

OUTSIDE

- Off road parking for several vehicles
- Covered access at side of property
- Landscaped west facing rear garden

DESCRIPTION

This attractive Glenn built bay front property stands in a popular residential location, having been owned by the current vendors for over 24 years during which time they have undertaken various improvements and extensions to create a substantial property extending to 2,185 sq feet with much of the character retained.

The property is approached through a porch which leads into the hall having an original oak floor with stairs to the first floor and further stairs leading down to the converted cellar now used as a family room. The good size sitting room has a bay window to the front and wood burning stove whilst the dining room has an original open fireplace with open access leading to a glass roofed conservatory. The kitchen was refitted some 5 years ago and has an island, granite work top surfaces and range of appliances with access to a fashionable pantry and utility room with the cloakroom beyond.

The first floor has a skylight to a large loft area and has doors off to all rooms. Main bedroom with wardrobes and bay window, three further bedrooms and a refitted bathroom with a useful second shower room.

Period features such as picture rails, oak internal doors and stripped pine floor boards all add to the character of this home.

OUTSIDE

The property is set back from the road with off road parking for several vehicles. There are various shrub borders and a covered access to the side leading to the rear garden.

Being West facing and of a good size, laid mainly to lawn with good size patio areas with flower and shrub borders. The garden is enclosed by timber fencing with a timber garden shed included.



LOCATION

Rushmere is well placed for communications including bus routes in to the town centre. Train services are available from Northampton with journey times in to London Euston in around 1 hour and the A45 provides easy access to the M1 at Junction 15. Train services are also available from Wellingborough with journey times in to London St Pancras of around 50 minutes. Convenience stores and amenities can be found in nearby Abington Vale with a more comprehensive range of facilities in Northampton town centre.

There is a range of primary schools within walking distance as is the well regarded secondary school of Northampton School for Boys.

DIRECTIONS NN1 5RY

Proceed out of Northampton town centre along Billing Road. After passing Northampton School for Boys on the right, turn right in to Rushmere Road at the traffic light junction. Continue down Rushmere Road and the property can be found on the right hand side.



PROPERTY INFORMATION

Services: All mains services connected. Vokera boiler serving heating and hot water.

Local Authority: Northampton Borough Council

Outgoings: Council Tax Band "E"

Tenure: Freehold

Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

November 2020

Important Notice:

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Energy Efficiency Rating		Current	Potential
*Not energy efficient - consider upgrading walls			
(91-100)	A		
(81-90)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
*Not energy efficient - improve ceiling insulation			
England, Scotland & Wales		EU Directive 2002/91/EC	

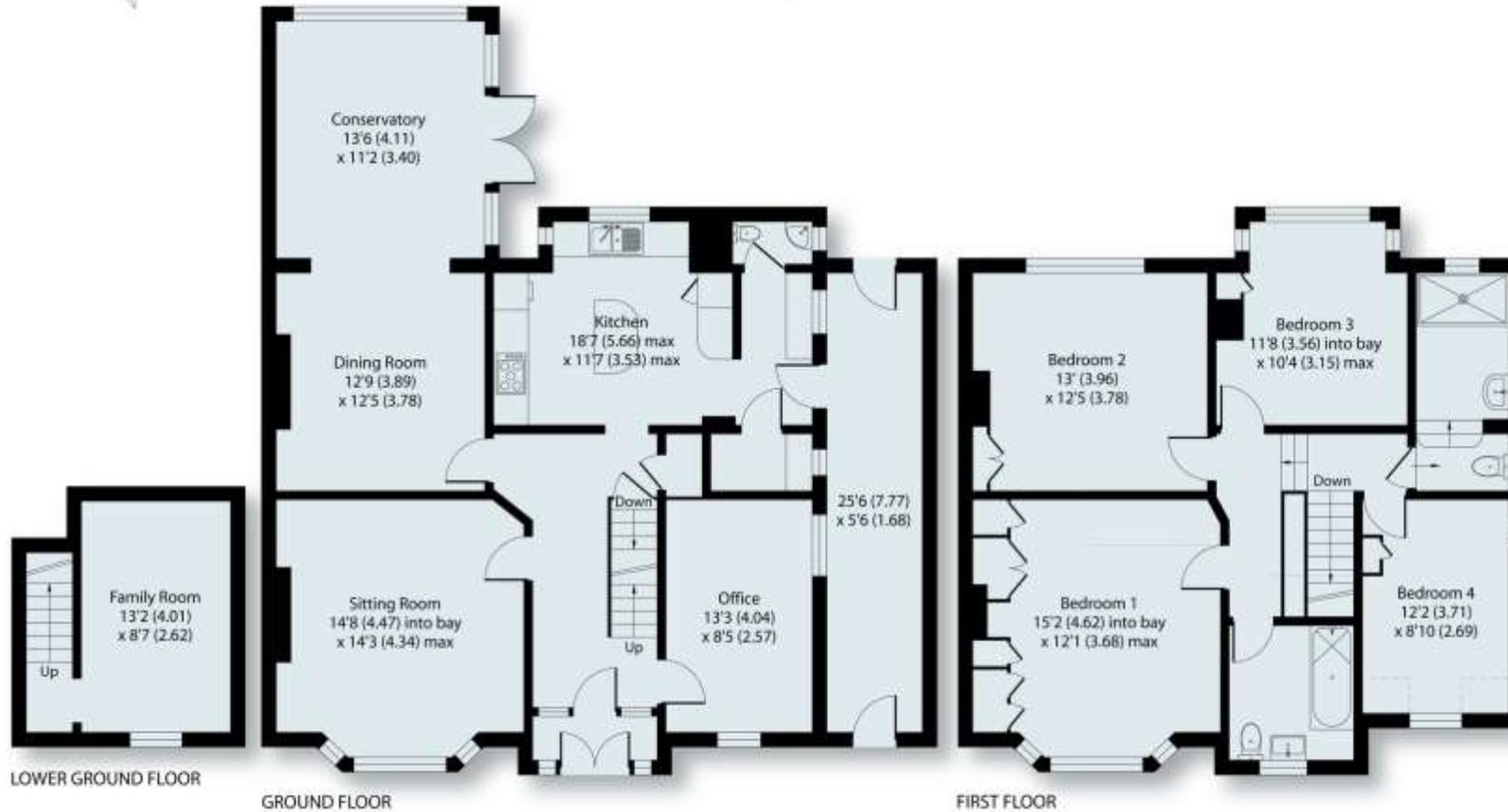


26 Rushmere Road, Northampton

Approximate Area = 2185 sq ft / 203 sq m
Including Limited Use Area(s) = 12 sq ft / 1.1 sq m
Total = 2197 sq ft / 204.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2020. Produced for Jackson-Stops. REF: 869745

NORTHAMPTON

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