



# Hill View

6, Rushden, Buntingford,  
Hertfordshire, SG9 0SJ

**Freehold Offers In Excess Of £340,000**

country  
properties

A spacious three double bedroom semi-detached family home in need of full modernisation throughout located in a particularly picturesque village location. Located on Treacle Lane, Rushden and built of a non-standard construction this is a fantastic opportunity to create something special. With an approx. 100ft rear garden and offered to the market chain free, the property has ample scope for extension STPP and must be viewed in person to be fully appreciated.

The property will be sold subject to a Single Dwelling Restrictive Covenant as well as an overage clause to cover any other development calculated at 50% of the uplift in value of the land or property.

Offers should be submitted in writing in a sealed envelope. Please make all offers for the attention of Stuart King BSc MRICS marked '6 Hill View, Rushden, Buntingford SG9 0SJ - OFFER'.

The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful tenderer will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

- Three bedroom semi detached home
- Large front & rear garden
- Scope for value adding
- Picturesque village location
- Views over open farmland
- Chain Free
- Council Tax Band D
- EPC Rating E

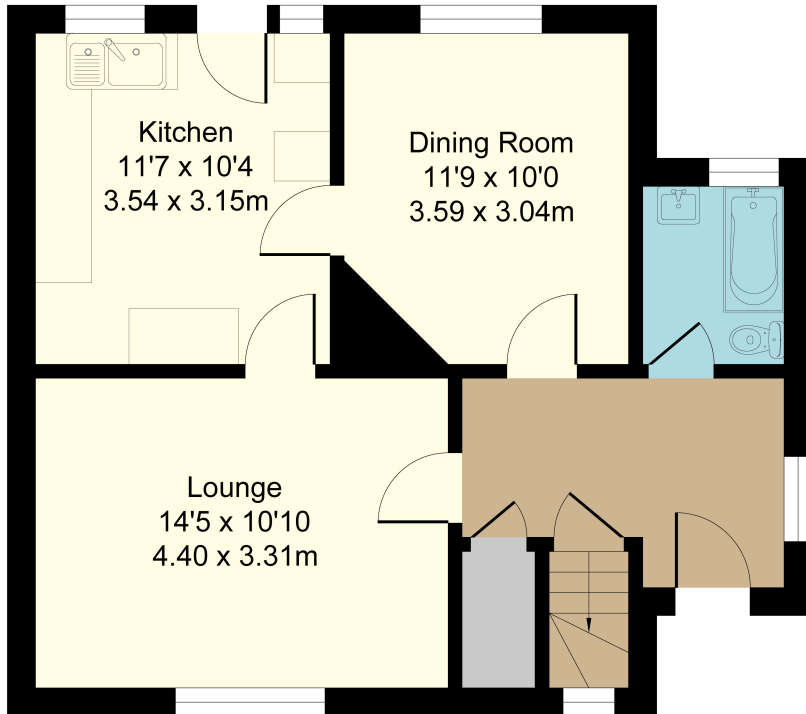




# 6 Hill View, Treacle Lane, Rushden

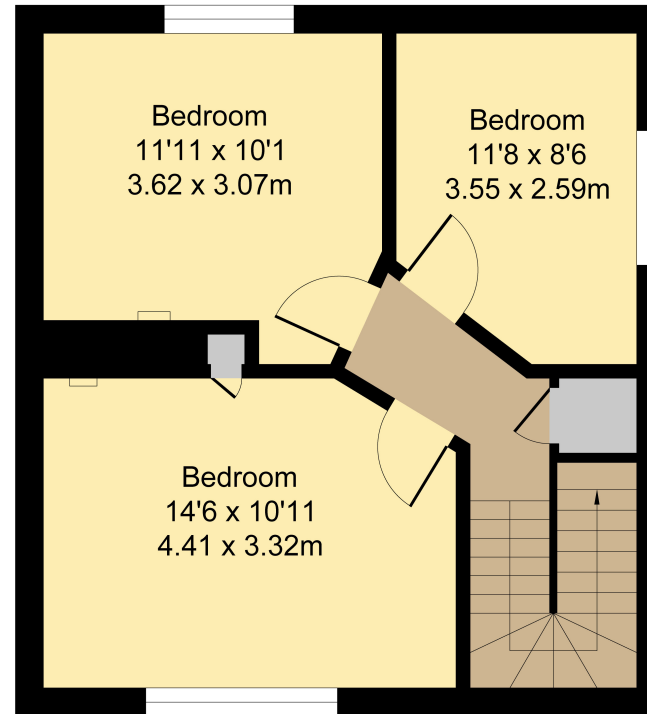
## Ground Floor

Area: 51.3 m<sup>2</sup> ... 552 ft<sup>2</sup>



## First Floor

Area: 44.5 m<sup>2</sup> ... 479 ft<sup>2</sup>



Total Area: 95.8 m<sup>2</sup> ... 1031 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		41
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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www.country-properties.co.uk

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