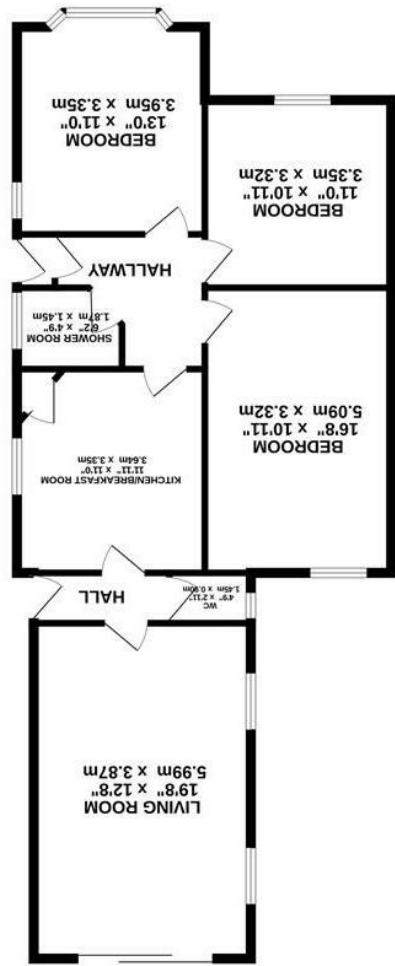


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

TOTAL FLOOR AREA: 945 sq.ft. (87.7 sq.m.) approx.
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GROUND FLOOR
945 sq.ft. (87.7 sq.m.) approx.

Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



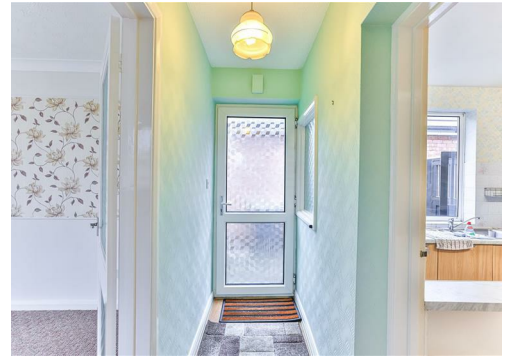
85 Hall Avenue, Rushden, NN10 9ES
£325,000



Situated within an established residential area in Rushden is this extended three-bedroom detached bungalow that is offered to the market with no onward chain and occupies a substantial plot, backing onto parkland. The bright and airy accommodation comprises a beautiful living room, kitchen/ breakfast room, shower room, guest w/c and three versatile double bedrooms. Set back from the main road via an extensive paved driveway, the property benefits from ample off road parking, a garage and a highly private rear garden. The garden is predominately laid to lawn with a paved patio area and well stocked borders, creating a peaceful feel to this home. There is also a courtesy door through to the workshop and garage, which benefits from power and light.

Entry to the property is gained via the entrance porch, which opens through into the main hall and gives access to most accommodation. All three bedrooms are double in size, one of which boasts dual aspect views and a large bay window to the front elevation. The shower room comprises a shower cubicle, concealed w/c, vanity wash hand basin and a chrome towel rail. The kitchen offers a range of eye and base level units and will easily accommodate a range of appliances, as well as a breakfast table and chairs. A door leads to the inner hall, where you will find access into the guest w/c, living room and the side of the property, which is made private by secure double gates. Flooded with natural light, the extended reception room is a lovely addition to this home and provides the perfect space to appreciate views and access of the rear garden, via sliding doors.

COUNCIL TAX BAND- D
EPC RATING- TBC



Living Room

19'7" x 12'8" (5.99 x 3.87)

Kitchen/ Breakfast Room

11'11" x 10'11" (3.64 x 3.35)

Shower Room

6'1" x 4'9" (1.87 x 1.45)

Bedroom

16'8" x 10'10" (5.09 x 3.32)

Bedroom

12'11" x 10'11" (3.95 x 3.35)

Bedroom

10'11" x 10'10" (3.35 x 3.32)

Guest WC

4'9" x 3'0" (1.45 x 0.93)

Garage

17'1" x 8'10" (5.22 x 2.70)

Workshop

8'10" x 5'6" (2.70 x 1.70)

