

# CHARLES ORLEBAR

Estate Agents & Auctioneers



18 Tees Avenue, Rushden, NN10 0GZ

£280,000





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# 18 Tees Avenue

Rushden, NN10 0GZ

- 3 Bedrooms
- Large drive
- Low maintenance landscaped garden
- Kitchen/diner
- Garage conversion
- Ensuite, family bathroom & w/c
- Quiet location
- Ample built in storage

Charles Orlebar presents - A fashionable end terraced home on the edge of Rushden providing plenty of space and light, complimented by modern fittings. Built approximately 10 years ago, the high quality finish includes extras such as smart light switches, upgraded flooring, artificial grass and garage conversion. It's not just the high standard of the quality of this house, it is the ideal location - tucked away from any traffic noise, but within easy reach of the A6, Rushdens amenities and and even Rushden Lakes - so the best of all worlds locally. If you are looking for a modern home in an excellent location, call George or Lucy on 01933 313600 to book your viewing!



Hall

WC

Living Room 16'8" x 12'2" (5.07m x 3.70m)

Kitchen/Diner 11'3" x 15'3" (3.44m x 4.64m)

Landing

Bedroom 1 10'9" x 10'8" (3.27m x 3.24m)

En-suite

Bedroom 2 11'7" x 8'3" (3.53m x 2.51m)

Bedroom 3 8'1" x 6'9" (2.47m x 2.05m)

Family Bathroom

Gym

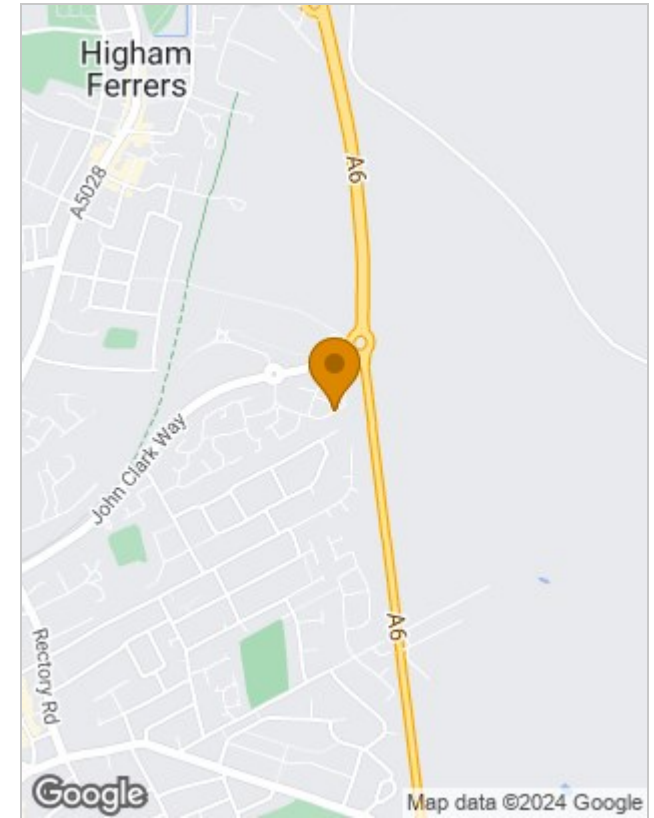




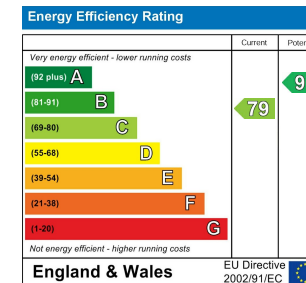
## Floor Plans



## Location Map



## Energy Performance Graph



**Council Tax Band: C**

**Tenure: Freehold**

## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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